

2012-007799

Klamath County, Oregon



00121304201200077990030037

07/17/2012 03:58:17 PM

Fee: \$47.00

Recordation Requested by:

ASPELL, DELLA-ROSE & ASSOCIATES
122 South 5th St.
Klamath Falls, OR 97601

After Recording Return to:

ASPELL, DELLA-ROSE & ASSOCIATES
122 South 5th St.
Klamath Falls, OR 97601

Send Tax Statements to:

PACIFIC CREST FEDERAL CREDIT UNION
P.O. Box 1179
Klamath Falls, OR 97601

SUCCESSOR TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on the 11 day of ^{July}~~June~~, 2012, between Bradford J. Aspell, OSB. 740159, Aspell Della-Rose & Associates, 122 S. 5th Street, Klamath Falls, Oregon 97601, hereinafter, Successor Trustee, and Pacific Crest Federal Credit Union, P.O. Box 1179, Klamath Falls, OR 97601, hereinafter, Purchaser, is issued subject to the recitals and covenants contained herein.

RECITALS: Eleanor L. Olson and Tyler D. Olson as grantors, executed and delivered to ASPEN TITLE AND ESCROW COMPANY, as Trustee, for the benefit of PACIFIC CREST FEDERAL CREDIT UNION, as beneficiary, a certain trust deed dated February 27, 2008, duly recorded on March 3, 2008, in the mortgage records of Klamath County, Oregon, at M68, Pages 205 and 210, as given to secure the balance of the promissory note(s) referenced therein. By the trust deed described herein, grantor conveyed to the trustee the real property to secure among other things the installment payments due thereon and the performance of other obligations of the grantor to the beneficiary. The beneficiary subsequently appointed Bradford J. Aspell as Successor Trustee by instrument dated February 11, 2011 and recorded March 31, 2011 in Klamath County Deed Records instrument 2011-004211.

The beneficiary, being the owner and holder of the obligation secured by the trust deed subsequently declared grantor to be in default of said trust deed and declared all sums so secured immediately due and owing. By virtue thereof, a notice of default containing an election to sell said real property and to foreclose the trust deed by advertisement and sale to satisfy grantors' obligations, was dated January 6, 2012 and recorded on the same date, in the deed records of Klamath County, Oregon, at Instrument 2012-000113, to which reference is now made. After recording the notice of default, the Successor Trustee gave notice of the time and place of sale of the real property as required by and in accordance with ORS 86.705 through 86.755, then in effect, providing the time for and place of sale of the real property as fixed by the Trustee. Copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.2 and 7D.3 or mailed by both first class and certified mail, return receipt requested, to the last known addresses of the persons or the legal representatives, if any, so named; and, by service upon an occupant (if any) pursuant to ORS 86.750(1), at least 120 days before the date the property was sold. Copies of the Trustee's Notice

of Sale were served pursuant to ORCP 7D.2, 7D.3 or mailed by both first class and certified mail with return receipt requested to the last known persons or their legal representatives, if any, named in ORS 86.740(1) and (2)(a) at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last known address of the guardian, conservator, administrator or executor of any person named in ORS 86.740(1) promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was served upon all occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D.2 and 7D.3 at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). The trustee published a Notice of Sale in a newspaper of general circulation in Klamath County, Oregon, to wit: The Herald and News, once a week for four successive weeks; the last publication of said Notice of Sale which occurred on February 8, 2012 more than twenty days prior the date of sale. The mailing, service and publication of said Notice of Sale are shown by one or more affidavits of proof of service duly recorded prior to the date of sale in the records of said county, together with said Notice of Default and Election to Sell, and Trustee's Notice of Sale. The undersigned Trustee has no actual notice of any person other than the persons named in said affidavits and proofs of service as having or claiming a lien or interest in said described real property entitled to notice pursuant to ORS 86.740(1)(a)-(d).

In accordance with the Notice of Sale the undersigned Trustee, on May 29, 2012, at the hour of 10:00 o'clock a.m. in accordance with the standard of time established by ORS 187.110, at the location fixed for sale in accordance with the laws of the state of Oregon and the powers conferred upon said Trustee by the trust deed, sold the real property at said time and place in one parcel at public auction to Pacific Crest Federal Credit Union for the sum of \$149,978.00; being the highest and best bidder at such sale and such being the highest and best bid for the property. The true and actual consideration paid for this transfer is the sum of \$149,978.00.

NOW, THEREFORE, in consideration of said sum so paid by Pacific Crest Federal Credit Union in cash, the receipt whereof is acknowledged, the Trustee does hereby convey unto Pacific Crest Federal Credit Union all interest which the grantor had or had the power to convey at the time grantor's execution of said trust deed, together with any and all interest which said grantor or grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to wit:

LOT 4 in Block 1 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD unto Pacific Crest Federal Credit Union, its heirs, successors-in-interest and assigns forever.

In construing this instrument and wherever the context so requires, the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "Trustee" includes any successor Trustee, the word "beneficiary" includes any successor-in-interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

BY WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document, if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 20.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

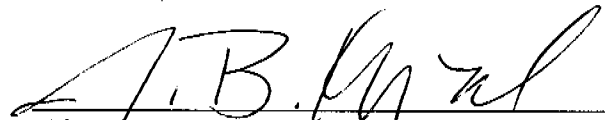
DATED this 11 day of ~~June~~^{July}, 2012.



Bradford J. Aspell, OSB. 740159
Successor Trustee

STATE OF OREGON)
 : ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me on this 11 day of ~~June~~^{July}, 2012, by Bradford J. Aspell.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 4.26.13

