

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2012-012549

Klamath County, Oregon



00127052201200125490050053

11/13/2012 09:20:39 AM

Fee: \$57.00

Neal G. Buchanan, Attorney at law
435 Oak Avenue Successor Trustee
Klamath Falls, OR 97601

Trustee's Name and Address*

Janine Barker, Trustee of the Thomas
W. Williams Family Holding Trust
P. O. Box 66, Selah, WA 98942

Second Party's Name and Address*

After recording, return to (Name and Address):

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Janine Barker, Trustee of the Thomas
W. Williams Family Holding Trust
P. O. Box 66, Selah, WA 98942

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
 FOR
 RECORDER'S USE

TRUSTEE'S DEED

THIS INDENTURE, Dated November 9, 2012, between

Neal G. Buchanan, Attorney at Law, hereinafter
 called trustee, and Janine Barker, Trustee of the Thomas W. Williams Family Holding Trust uad,
 hereinafter called the second party; WITNESSETH: **5-1-09**

RECITALS: Jenifer Barry, as grantor, executed and
 delivered to Aspen Title & Escrow, Inc., as trustee, for the benefit
 of Thomas W. Williams, as beneficiary, a certain trust deed
 dated September 6, 2005, recorded on September 12, 2005, in the Records of
Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M-05 at page 63984, and/or as

☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which). In that trust deed, the real property therein
 and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain oblig-
 ations of the grantor to the beneficiary. The grantor thereafter defaulted in performance of the obligations secured by the trust deed
 as stated in the notice of default hereinafter mentioned, and such default still existed at the time of the sale hereinafter described.

By reason of the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein
 named, or the beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default con-
 taining an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's
 obligations was recorded on May 17, 2012, in the Records of Klamath County,
 in ☐ book ☐ reel ☐ volume No. 2012 at page 005396, and/or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception
 No. _____ (indicate which), to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real prop-
 erty, as fixed by the trustee and as required by law. Copies of the notice of sale were served pursuant to ORCP 7 D. (2) and 7 D. (3),
 or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons or their legal
 representatives, if any, named in ORS 86.740 (1) and 86.740 (2)(a), at least 120 days before the date the property was sold. A copy
 of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of the fidu-
 ciary or personal representative of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the dis-
 ability, insanity or death of any such person. Copies of the notice of sale were served in accordance with ORS 86.750(1) upon occu-
 pants of the property described in the trust deed at least 120 days before the date the property was sold. If the foreclosure proceed-
 ings were stayed and released from the stay, copies of an amended notice of sale in the form required by ORS 86.755 (6) were mailed
 by registered or certified mail to the last known addresses of those persons listed in ORS 86.740 and 86.750 (1) and to the address
 provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release
 from the stay. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the
 real property is situated once a week for four successive weeks. The last publication of the notice occurred more than twenty days
 prior to the date of sale. The mailing, service and publication of the notice of sale are shown by affidavits and/or proofs of service
 duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and
 Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth
 herein. The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as
 having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$ 51,965.70. (Here comply with ORS 93.030.)

(CONTINUED)



The undersigned trustee, on November 9, 2012, at the hour of 1:00 o'clock, P. M., in accord with the standard of time established by ORS 187.110, (which was the day and hour to which the sale was postponed as permitted by ORS 86.755 (2)) (which was the day and hour set in the amended notice of sale)* and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$ 51,965.70, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property (*legal description of property*):

Lots 3 and 4, Block 10, Tract No. 1053, OREGON SHORES, according to the official plat thereof on file with the Clerk of Klamath County, Oregon

The beneficial interest in said Trust Deed was assigned by instrument recorded September 17, 2009 in Vol. 2009-012343 to Thomas W. Williams as Trustee of the Thomas W. Williams Family Holding Trust uad May 1, 2009

Neal G. Buchanan was appointed Successor Trustee by instrument recorded August 4, 2009 at Vol. 2009-010515


To Have and to Hold the same unto the second party and the second party's heirs, successors in interest and assigns forever.

In construing this instrument, where the context so requires, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, as well as any other person owing an obligation, the performance of which is secured by the trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 30.930, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

* Delete words in parentheses if inapplicable.


Neal G. Buchanan, Successor Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 12, 2012,

by Neal G. Buchanan, Successor Trustor


This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____




Notary Public for Oregon
My commission expires 9-12-14

CERTIFICATE
OF NON-MILITARY SERVICE

Re: Trust Deed from

Jennifer Barry
P. O. Box 818
Chiloquin, Oregon Grantor
to

Amerititle, Neal G. Buchanan,
Attorney at Law, as Successor Trustee
435 Oak Avenue, Klamath Falls, OR 97601

After Recording Return to:
Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

CERTIFICATE OF NON MILITARY SERVICE

STATE OF OREGON)
) ss.
County of Klamath)

THIS IS TO CERTIFY That I am the successor trustee in that certain trust deed in which Jenifer Barry as grantor, conveyed to Aspen Title & Escrow, Inc., as trustee, certain real property in Klamath, County, Oregon; which said trust deed was dated September 6, 2005, and recorded on September 12, 2005 in the mortgage records of said county, in book/reel/volume M-05 at page 63984 or as fee/file/instrument/microfilm/reception No.____ (indicate which), thereafter a notice of default with respect to said trust deed was recorded May 17, 2012, in book/reel/volume 2012 at page 005396 of said mortgage records, or as fee/file/instrument/ microfilm/ reception No.____ (indicate which); thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on November 9, 2012. On the date of recordation of the Notice of Default and thereafter until the date of sale, no grantor was, nor is a grantor now incapacitated, a minor, a protected person, or a respondent, as defined in ORS 125.005. No grantor is in Military Service (see the servicemember's Civil Relief Act printouts attached). As used herein "in Military Service" refers to a person who is a member of the Uniform Services, also known as a "Service Member" as referred to by the Servicemembers Civil Relief Act of 2003.

In construing this certificate the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

Neal G. Buchanan
Neal G. Buchanan Attorney for Law
Successor Trustee

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on November 12, 2012
by Neal G. Buchanan, Attorney at law, Successor Trustee

Margaret John
Notary Public for Oregon
My commission expires: 9-12-14



Department of Defense Manpower Data Center

Results as of: Nov-02-2012 11:09:25

GCRA 2.3



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: JENNINGS

First Name: JENIFER

Middle Name:

Active Duty Status As Of: Nov-02-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Shavelly-Dixon

Mary M. Shavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of: Nov-02-2012 11:09:55

SCRA 2.3



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BARRY

First Name: JENIFER

Middle Name:

Active Duty Status As Of: Nov-02-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Mary M. Snively-Dixon

Mary M. Snively-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350