

**2012-013006**  
**Klamath County, Oregon**  
11/21/2012 03:23:31 PM  
Fee: \$62.00

After Recording Return to:  
Glogowski Law Firm, PLLC  
506 2<sup>nd</sup> Ave 26<sup>th</sup> Floor  
Seattle, WA 98104

Until a change is requested all tax statements shall be sent  
to the following address:

Green Tree Servicing, LLC  
33600 6<sup>th</sup> Ave S Ste 220  
Federal Way, WA 98003

FILE NO. 12-4075  
Consideration: \$97,500.00

#### **TRUSTEE'S DEED UPON SALE**

Former Grantor: Brian Loder and Audra Loder, 4933 Memorie Ln, Klamath Falls, OR 97603  
Grantee: US Bank, NA, as trustee on behalf of GMACM Mortgage Loan Trust 2010-2  
Mortgage Pass-Through Certificate Series 2010-2, 33600 6<sup>th</sup> Ave S, Federal  
Way, WA 98003  
Trustee/Grantor: Glogowski Law Firm, PLLC, 506 2<sup>nd</sup> Ave 26<sup>th</sup> Floor, Seattle, WA 98104

On 10/10/2012, Glogowski Law Firm, PLLC, hereinafter called "Trustee" under the Deed of Trust hereinafter particularly described, does hereby bargain, sell and convey, without warranty, to US Bank, NA, as trustee on behalf of GMACM Mortgage Loan Trust 2010-2 Mortgage Pass-Through Certificate Series 2010-2, hereinafter called the second party or "Grantee":

#### **WITNESSETH:**

RECITALS: Reference is made to that certain trust deed made by Brian Loder and Audra Loder, Grantor(s), to Glogowski Law Firm, PLLC, as successor trustee, in favor of MERS as Nominee for Quicken Loans Inc. as beneficiary, recorded 03/21/2007, in the Records of Klamath County, Oregon as Instrument No. 2007-004933, which was subsequently assigned to US Bank, NA, as trustee on behalf of GMACM Mortgage Loan Trust 2010-2, Mortgage Pass-Through Certificate Series 2010-2 on May 21, 2012 as Instrument No. 2012-005486 covering the following described real property situated in the above-mentioned county and state, to wit: APN: R555991; Legal Description: Lot 5 in Block 9 of Tract 1025 - Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Commonly Known as: 4933 Memorie Ln, Klamath Falls, OR 97603. In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein names, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on 06/08/2012 Instrument No. 2012-006259 to which reference is now made. After

the recording of said notice of default, as aforesaid, Glogowski Law Firm, PLLC, the undersigned trustee gave notice of the time for and place of sale of real property as fixed by him and as required by law: copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D(2) and D(3) or mailed by both first class and certified mail with return receipt requested, to the last-known address of the 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, or 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 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). If the foreclosure proceedings were stayed and released from the stay, copies and 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 address of those persons listed in ORS 86.740 and ORS 86.750(1) and to the address provided by each person who was present at the time and place for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, one a week for 4 successive weeks; the last publication of said notice occurred more than 20 days prior to the sale of such sale. The mailing, service and publication of said Notice of Sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of the sale in the official records of said county. Together with the said notice of Default and election to sell and the trustee's Notice of Sale, being now referred to and incorporated in and made part of this trustee's deed as fully as if act out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on-or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c). The requirements of ORS 86.737 have been complied with and are on file in the Records of Klamath County, Oregon as Instrument No. 2012-008476. Pursuant to said Notice of Sale, the undersigned trustee on 10/10/2012 at the hour of 11:00 am, of said day, in accord with the standard of time established by ORS 187.110, the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon her by said trust deed, sold said real property in one parcel at public auction to the said highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$97,500.00.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said 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 the grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said deed in and to the following described real property, to wit: APN: R555991; Legal Description: Lot 5 in Block 9 of Tract 1025 - Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Commonly Known as: 4933 Memorie Ln, Klamath Falls, OR 97603. In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and 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 and success-in-interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

THIS INSTRUMENT WILL 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 CITIES' OR COUNTIES' PLANNING DEPARTMENT TO VERIFY APPROVED USES.

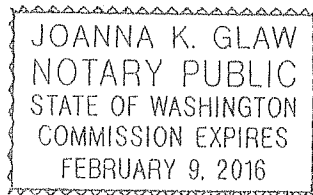
DATED: November 21, 2012

By Katrina E. Glogowski  
Glogowski Law Firm, PLLC  
506 2<sup>nd</sup> Ave 26<sup>th</sup> Floor  
Seattle, WA 98104  
(206) 903-9966

STATE OF WASHINGTON     )  
COUNTY OF KING         ) ss.

On this date, before me personally appeared Katrina E. Glogowski, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument. I certify under penalty of perjury of the State of Washington that the foregoing is true and correct.

SUBSCRIBED AND SWORN TO before me on November 21, 2012



Joanna K. Glaw  
Joanna K Glaw Print Name  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires 02/09/2016