

AFTER RECORDING RETURN TO:
Hendrix Brinich & Bertalan, LLP
716 NW Harriman
Bend, OR 97701
541.382.4980

2013-002781
Klamath County, Oregon



00132773201300027810030038

03/15/2013 08:29:33 AM

Fee: \$67.00

TRUSTEE'S DEED

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

Barbara Jensen
PO Box 353
Powers, OR 97466

THIS DEED, made this 11th day of March, 2013, between Ken Brinich, OSB 82484 ("Successor Trustee"), and Barbara Jensen ("Grantee");

Carrie Rasmussen, Ronald Elam and Lacey D. Marr, not as tenants in common but with right to survivorship (Grantor), executed and delivered to Western Title and Escrow Company, as Trustee, for the benefit of Barbara Jensen as Beneficiary, a certain trust deed dated March 3, 2011, recorded as document number 2011-003076, Official Records of Klamath County, Oregon. 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 said Beneficiary. The said Grantor thereafter defaulted in 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.

On May 31, 2012 the Beneficiary appointed Oregon Attorney Ken Brinich, OSB #82484, Successor Trustee, which was recorded at instrument number 2012-006442 of Klamath County, Oregon Official Records.

By reason of Grantor's default, the owner and holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or 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 Official Records of Klamath County, Oregon on June 20, 2012, at document number 2012-006718, and an amended notice of default and election to sell was recorded in the Official Records of Klamath County, Oregon on August 2, 2012 at document number 2012-009435 to which documents reference now is made.

After recording of said Notice of Default and Election to Sell and Amended Notice of Default and Election to Sell the undersigned Successor Trustee gave notice of the time for and

1. TRUSTEE'S DEED

place of sale of said real property as fixed as required by law; copies of the Trustee's Notice of Default and Election to Sell and Amended Trustee's Notice of Default and Election to Sell were served pursuant to ORCP 7D(2) and 7D(e) or mailed by both first class and certified mail, return receipt requested, to the last-known address of the persons or their legal representatives, if any, as required by ORS Chapter 86 at least 120 days before the date the property was sold. A copy of the Amended Trustee's Notice of Default and Election to Sell was served in the manner required by law on the occupants of the Property described herein. Notices required by ORS 86.737 were served on the Grantor in the manner required by law. Further, the Successor Trustee published a copy of said Amended Notice of Default and Election to Sell in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said Notice of Sale are shown by one or more affidavits or proofs of service filed for recording on or before the date of sale in the Official Records of said county, said affidavits and proofs, together with the Notice of Default and Election to Sell and the Amended Notice of Default and Election to Sell, being now referred to and incorporated in and made a part of this Trustee's Deed. The undersigned Successor Trustee has no actual notice of any person, other than the person 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 Chapter 86.

Pursuant to said Notice of Default and Election to Sell, and the Amended Notice of Default and Election, the undersigned Successor Trustee on January 4, 2013, at the hour of 10:00 am, of said day, as set forth in the Amended Notice of Default and Election to Sell, 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, appeared on the Klamath County, Oregon Courthouse steps and gave notice that the sale was continued to March 11, 2013 at 10:00 am on the Klamath County, Oregon Courthouse steps. On March 11, 2013, at the hour of 10:00 am, of said day, as set forth in the January 4, 2013 notice continuing the date and time of the 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, the Successor Trustee appeared on the Klamath County, Oregon Courthouse steps and sold said real property in one parcel at public auction to the Grantee for the sum of \$139,167.11, being the highest and best bid at such sale. The true and actual consideration paid for this transfer is the sum of \$139,167.11.

NOW THEREFORE, in consideration of said sum so paid by the Grantee, the receipt whereof is acknowledged, and by the authority vested in said Successor Trustee by the laws of the State of Oregon and by said Trust Deed, the Successor Trustee does hereby convey unto the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of said Trust Deed, together with any interest the said Grantor or Grantor's successors in interest acquired after the execution of said Trust Deed in and to the following described real property:

Lot 4, Block 2, of Plat of Tract 1060 Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

2. TRUSTEE'S DEED

By execution of this instrument, Successor Trustee certifies that Successor Trustee is not a "foreign person" as that term is defined in the Internal Revenue Code, §1445.

State of Oregon)
) ss.
County of Deschutes)

Kimber Lee Kirk
Notary Public of Oregon
my commission expires: 10/21/15

