(CONTINUED)



The undersigned trustee, on September 11, 2012 \_\_\_\_, at the hour of  $\frac{10}{10}$ 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 \$9,602.20, 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):

> Lot 67, Block 15, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Assessor's Parcel No. R-3711-021D0-04100 and R389671 More commonly referred to as 31159 Meadow Lark Drive, Bonanza, Oregon 97623

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 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 QRS 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 REIGHBORING 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 17.1CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

L William M.	Nu SI	m	
William M.	Garnong,	Successor	Trustee
	/ .		
	1		

or	s in parentheses if inapplicable.			
	STATE OF OREGON, County of Klamath  This instrument was acknowledged before me on March 3, 2013			
	by William M. Ganong, Successor Trustee			
	This instrument was acknowledged before me on,			
	by			
	as			
	of			
	OFFICIAL SEAL WENDY L. YOUNG NOTARY PUBLIC - OREGON COMMISSION NO. 459870 MY COMMISSION PRIPRES AUGUST 31, 2015 6  MY COMMISSION EXPIRES AUGUST 31, 2015 6  MY COMMISSION EXPIRES AUGUST 31, 2015 6			

## CERTIFICATE OF NON-MILITARY SERVICE

STATE OF CALIFORNIA, County of Humboldt) ss.

THIS IS TO CERTIFY That I am the present beneficiary of that certain trust deed in which Rickey Lee Price, Jr. and Emily K. Kensmoe, as grantors, conveyed to William M. Ganong, as successor trustee, certain real property in Klamath County, Oregon, which trust deed was dated May 20, 2011 and recorded June 3, 2011 in the mortgage records of said county, as Instrument No. 2011-006834 of the Mortgage Records of Klamath County, Oregon; thereafter the 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 September 11, 2012; to the best of my knowledge and belief, I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended. I was unable to determine if either Rickey Lee Price, Jr. or Emily K. Kensmoe is in the military because I do not know their social security numbers, which are needed in order to conduct a search. A copy of the website instructions is attached as Exhibit A.

In construing this certificate, the masculine includes the feminine, 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.

Dated this 14 day of Septenber, 2012.

Jennifer A. Jackson, Beneficiary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, County of Humboldt) ss.

On <u>September 14</u>, 2012, before me, <u>Sondra D. Kirtley</u>, Notary Public, personally appeared Jennifer A. Jackson, 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 upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

BONIDAD KINTLEY
OLIMIN #1880948
NOTIFY PUBLIC COUNTY
NOTIFIC EXCITES May 26, 2013