

After Recording return to:
Stangell & Stangell
Attorneys at Law
1800 Blankenship Rd., Ste. 200
West Linn, OR 97045

2013-010288

Klamath County, Oregon



00142095201300102880040041

09/10/2013 09:11:12 AM

Fee: \$52.00

TRUSTEE'S DEED UPON SALE

Grantor: Arthur P. Stangell, Esq.
Successor Trustee

Grantee: Jesse Skinner and Amelia
Williams

True and Actual Consideration per ORS
93.030: \$149,751.05

Until a change is requested, send tax
statements to:
Amey Williams
13873 Ehlen Rd. NE
Aurora, OR 97002

The space above this line is reserved for the Recorder's use.

THIS DEED, made this 27 day of August, 2013, between ARTHUR P. STANGELL, Attorney at Law, Successor Trustee, hereinafter Grantor, and Jesse Skinner and Amelia Williams, hereinafter Beneficiaries:

WITNESSETH:

PROPERTY DESCRIPTION:

Beginning at a point in the West Line of Rogers Street (Formerly Paul Street) 120 Feet Southerly from the Southeast corner of Lot 4 in Block 8, Lakeside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, and running thence Southerly along the Westerly Line of said Rogers Street, 60 feet; thence Westerly at right angles to first course 100 feet; thence Northerly parallel with first course 60 feet; thence Easterly 100 feet to the Point of Beginning, situate in Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being that parcel of land formerly designated as Lot 7 of Block 8, Lakeside Addition to the City of Klamath Falls, Oregon.

Commonly known as: 240 S. Rogers St., Klamath Falls, OR 97601.

RECITALS: Chris Brandt and Emily Brandt, Husband and Wife, as original grantors, delivered to First American Title Company, as original Trustee, for the benefit of Audrey Linn Skinner, a single person, as original Beneficiary, a certain Trust Deed, dated March 25, 2009, recorded March 26, 2009, in the deed records of Klamath County, Oregon, as Fee No. 2009-004321. The Grantors' interest in said Trust Deed was assigned to Jesse Skinner and Amelia Williams by instrument titled Assignment of Trust Deed & Note, dated April 13, 2010, recorded April 19, 2010, in the deed records of Klamath County, Oregon, as Fee No. 2010-004648. The Successor Trustee is Arthur P. Stangell, Attorney at Law, appointed by document titled

Substitution of Trustee, dated August 2, 2012, recorded on January 3, 2013, in said county as Fee No. 2013-000059.

In said Trust Deed, the real property described above was conveyed by said grantors to said trustee in trust, with power of sale, to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantors thereafter defaulted in their 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 owners and holders of the obligations secured by said Trust Deed, being the assignees of the original Beneficiary, 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 grantors' said obligations was recorded in the mortgage records of Klamath County, Oregon on January 29, 2013, as Fee No. 2013-001014, to which reference is now made. A Beneficiary Exemption Affidavit for both Jesse Skinner and Amelia Williams was submitted to the Attorney general of Oregon per Oregon Laws 2012, chapter 112, §2(2)(d), and to the county clerk, Klamath County, per Oregon Laws 2012, chapter 112, §4(3), recorded in Klamath County Deed Records as Fee No. 2013-001012 and Fee No. 2013-001013, incorporated fully herein by this reference.

After the recording of said Notice of Default and Election to Sell, Arthur P. Stangell, Attorney at Law, the undersigned trustee, gave notice of the time for and place of sale of said 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 7D(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), at least 120 days before the date the property was sold. No notice was required per ORS 86.740(3) or (4), for the trustee had no knowledge nor received any notice of any persons or entities qualifying under said sections. The sale date published in the Notice of Default and Election to Sell was never postponed, and the property was vacant at the time of serving the Notice of Default and Election to Sell, so no further notice was required per ORS 86.755. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in the county in which said real property is situated, once a week for four successive weeks, the last publication of said notice occurring more than twenty days prior to the date of such sale. The mailing, and publication of the Trustee's Notice of Sale are verified by affidavits recorded in Klamath County Deed Records as Fee No. 2013-007244.

The Notice of Default and Election to Sell and the Trustee's Notice of Sale, referred to herein and duly recorded in Klamath County Deed Records, are hereby incorporated in and made a part of this Trustee's Deed Upon Sale as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proof of service and compliance as having or claiming a lien on or an interest in said described real property entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to said notice of sale, the undersigned trustee on June 20, 2013, 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 him by said Deed of Trust, sold, through an agent duly qualified to conduct said sale, the above referenced real property in one parcel at public auction to the Beneficiaries (Purchasers) above referenced for the sum of \$149,751.05, they being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$149,751.05.

NOW THEREFORE, in consideration of the said sum so paid by the Beneficiaries, the same sum being the balance due on the unpaid debt secured by said Trust Deed the subject of this foreclosure, the transaction duly acknowledged by said beneficiaries, 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 beneficiaries, purchasers herein, 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 above described real property (page one herein).

In construing this instrument and whatever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural. Additionally, 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 or the beneficiary first named above, and the word "person" includes a corporation and any other legal or commercial entity.

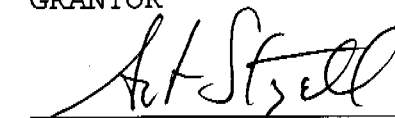
The following disclaimer is made pursuant to ORS 93.040:

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.

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In Witness Whereof, the grantor has executed this instrument
this 23 day of August, 2013.

GRANTOR

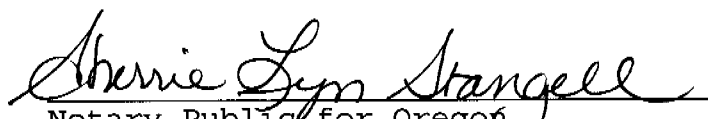


ARTHUR P. STANGELL, OSB 82126

Attorney at Law, Successor Trustee

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on August 27, 2013, by
Arthur P. Stangell, acting in his capacity as Successor Trustee .



Notary Public for Oregon
My commission expires:

