

1st 206 5085
After recording, return to:
ROBERT A. SMEJKAL, P.C.
PO Box 1758
Eugene, OR 97440

2013-011110
Klamath County, Oregon
10/01/2013 09:20:29 AM
Fee: \$52.00

Trustee's Name & Address:
ROBERT A. SMEJKAL
PO Box 1758
Eugene, OR 97440

Grantees' Names & Address:
CRAIG B. ROYCE
CINDY K. ROYCE
PO Box 88
Lorane, OR 97451

**Until a change is requested,
send tax statements to:**
CRAIG B. ROYCE
CINDY K. ROYCE
PO Box 88
Lorane, OR 97451

TRUSTEE'S DEED

THIS INDENTURE is made this 25th day of September, 2013, between ROBERT A. SMEJKAL, Attorney at Law, hereinafter called Trustee, and CRAIG B. ROYCE and CINDY K. ROYCE, hereinafter called Grantees:

RECITALS:

TASA TAPA, LLC, an Oregon limited liability company, as Grantor, executed and delivered to ROBERT A. SMEJKAL, Attorney at Law, as Trustee, for the benefit of CRAIG B. ROYCE and CINDY K. ROYCE, husband and wife or the survivor, as Beneficiaries, that certain Trust Deed dated July 28, 2006, and recorded August 3, 2006, in the Records of Klamath County, Oregon, as Recorder's No. 2006-015671.

In the 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 obligations of the Grantor to the Beneficiaries. The Grantor thereafter defaulted in the 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.

The true and actual consideration for this conveyance is **\$55,609.00**.

By reason of the default, the owner and holder of the obligations secured by the Trust Deed, being the Beneficiaries therein named, declared all sums so secured immediately due and owing. A Notice of Default containing 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 April 24, 2013, in the Official Records of Lane County, Oregon, as Recorder's No. 2013-004363.

After recording the Notice of Default, the Trustee gave notice of the time for and place of the sale of the real property as fixed by the Trustee 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) and 86.740(2)(a), at least 120 days before the date the property was sold. The Trustee published a copy of the Trustee's Notice of Sale in a newspaper of general circulation in each county in which the real property is situated once a week for four consecutive weeks. The last publication of the Trustee's Notice of Sale occurred more than 20 days prior to the date of the sale. The mailing of the Trustee's Notice of Sale and publication of the Trustee's Notice of Sale are shown by affidavits duly recorded prior to the date of sale in the county records, those affidavits, together with the Notice of Default and Election to Sell and the Trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as if fully set forth herein. The Trustee has no actual notice of any person, other than the persons named in those affidavits 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 Trustee, on **September 25, 2013**, at the hour of **11:00 a.m.**, in accord with the standard of time established by ORS 187.110, and at the place so fixed for 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, sold the real property in one parcel at public auction to the Grantees for the sum of **\$55,609.00**, the Grantees being the highest and best bidders 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 Grantees in cash, the receipt of which is acknowledged, and by 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 Grantees 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 acquired after the execution of the Trust Deed in and to that certain real property more particularly described, as follows:

"A portion of the N 1/2 of the SW 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right of way of Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction a distance of 1600 feet to a point which is the true point of beginning; thence at right angles to said highway right of way line in a generally Northeasterly direction 250 feet

to a point; thence at right angles to said last mentioned course and in a generally Southeasterly direction 300 feet to a point; thence at right angles to said last mentioned course and in a generally Southwesterly direction 250 feet, more or less to the said Northeasterly right of way line of said Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction a distance of 300 feet more or less to the point of beginning."

TO HAVE AND TO HOLD the same unto the Grantees and the Grantees' heirs, successors in interest, and assigns forever.

In construing this instrument, and whenever the context so requires, the singular includes the plural, "Grantor" includes any successor in interest to the Grantor, as well as each and every other person owing an obligation, the performance of which is secured by the Trust Deed; and "Beneficiaries" include any successor in interest of the Beneficiaries first named above.

IN WITNESS WHEREOF, the Trustee has hereunto executed this document.

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.

DATED this 25th day of September, 2013.


ROBERT A. SMEJKAL, Trustee

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on September 25, 2013, by Robert A. Smejkal, Trustee.




NOTARY PUBLIC FOR OREGON