

157 1884875

AFTER RECORDING RETURN TO:  
Witherspoon Kelley  
422 West Riverside, Suite 1100  
Spokane, WA 99201  
ATTN: John Riley

2013-013238  
Klamath County, Oregon  
12/02/2013 10:57:46 AM  
Fee: \$62.00

Until Requested Otherwise,  
Send All Tax Statements To  
The Following Address:

Sterling Savings Bank  
ATTN: Jason Delp  
111 North Wall Street  
Spokane, WA 99201

Consideration: \$445,000.00

### TRUSTEE'S DEED

THIS INDENTURE, made November 22, 2013, between John M. Riley, III, Successor Trustee, hereinafter called the Trustee, and Sterling Savings Bank, hereinafter called the second party.

### RECITALS

97 North Storage, LLC, an Oregon limited liability company, as grantor, executed and delivered to Brad Williams, c/o UPF Incorporated, a Washington corporation as Trustee, for the benefit of Sterling Savings Bank, as beneficiary, a trust deed, dated June 17, 2007, duly recorded July 19, 2007, in the Records of Klamath County, Oregon, as Document No. 2007-12823, Assignment of Rents dated July 17, 2007, recorded July 19, 2007, as Document No. 2007-12824, as modified by Modification of Deed of Trust dated February 26, 2008, recorded February 27, 2008, in the records of Klamath County, Oregon, as Document No. 2008-2474. In the trust deed, the real property described below ("Property") was conveyed by the grantor to the Trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of those obligations and such default(s) still existed at the time of the trustee's sale of the Property described below.

By reason of the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein named, declared all sums so secured immediately due and owing; therefore, an Amended Notice of Default containing an election to sell the Property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations owed to the beneficiary was recorded in the mortgage records of the county in which the Property is located on January 10, 2013, as Document No. 2013-00385.

After recording the Amended Notice of Default, the undersigned trustee gave notice of the time and place of sale of the Property, as fixed by the Trustee and as required by law. Copies of the amended notice of sale were served pursuant to ORCP 7 D(2) and 7 D(3) or mailed by both first class and certified mail with return receipt requested to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.740(2), at least one hundred

F.  
57.00

twenty (120) days before the date the Property was sold. A copy of the amended notice of sale was mailed by first class and certified mail with return receipt requested the last known address of the fiduciary or personal representative of any person named in ORS 86.740(4) and (5) promptly after the trustee received knowledge of the disability, insanity or death of any such person. Copies of the amended notice of sale were served in accordance with ORS 86.750(1) upon occupants of the Property described in the trust deed at least one hundred twenty (120) days before the date the Property was sold. If the foreclosure proceedings were stayed and released from the stay, copies of an amended notice of sale in the form required by ORS 86.755(13) were mailed by registered or certified mail to the last known addresses of those persons listed in ORS 86.740 and 86.750(1), sent in accordance with ORS 86.755(12) and if necessary published in accordance with ORS 86.755(14). The trustee published a copy of the amended notice of sale in a newspaper of general circulation in each county in which the Property is located once a week for four successive weeks. The last publication of the notice occurred more than twenty (20) days prior to the date of sale. The mailing, service and publication of the amended notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Amended Notice of Default and Election to Sell and the amended notice of sale, being now referred to and incorporated herein and made a part of this deed as if fully set forth herein. The Trustee has no actual notice of any person, other than the persons identified in the affidavit(s) and proof(s) of mailing and/or service, having or claiming any lien or interest in the Property entitled to notice pursuant to ORS 86.740(2), (4) and (5).

Pursuant to the amended notice of trustee's sale, one or more due public proclamations of the sale's postponement, notice of which was mailed and/or served pursuant to ORS 86.755(2)(a) and (b), mailing and service of which are also shown by the affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, on November 20, 2013, at 10:30 a.m. in accord with the standard of time established by ORS 187.110, 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 said Trustee by the trust deed, the Trustee sold the Property in one parcel at public auction to second party for the sum of \$445,000, second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the Property. The true and natural consideration for this conveyance is \$445,000.00.

NOW, THEREFORE, in consideration of the highest bid submitted at the public auction of the Property, \$445,000.00 paid in the form of an offset credit bid by the record beneficiary, the receipt of which 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, at the direction of the record beneficiary, hereby convey to second party, all interest 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 said the Property which is legally described as follows:

A tract of land situated in the NE ¼ NW ¼ of Section 18,  
Township 38 South, Range 9 East of the Willamette Meridian,  
Klamath County, Oregon, described as follows:

Beginning at an iron pin on the westerly right-of-way line of the original Dalles-California Highway (now known as Wocus Road) which lies North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 181.6 feet from the iron pin which marks the quarter section corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian and running thence; continuing South 6°02' West along the westerly right-of-way line of the original Dalles-California Highway a distance of 161.5 feet to an iron pin; thence North 89°42' West parallel to the north line of said Section 18 a distance of 528.4 feet to an iron pin on the 40 line; thence North 2°32' East along the 40 line a distance of 160.7 feet to an iron pin; thence South 89°42' East parallel to the north line of said Section 18 a distance of 538.1 feet, more or less to the point of beginning.

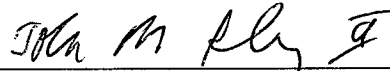
EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded in Volume 135, Page 324, Deed records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof lying west of the relocated The Dalles-California Highway (US Highway 97.).

Commonly known as: 4894 Wocus Road, Klamath Falls, OR 97601, a/k/a 4851 Highway 97, Klamath Falls, OR 97601.

This conveyance is made without representations or warranties of any kind. By recording this Trustee's Deed, second party understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to the second party concerning the Property and that the Trustee owed no duty to make disclosures to second party concerning the Property, second party relying solely upon his/her/their/its own due diligence investigation before electing to bid for the property.

IN WITNESS WHEREOF, the undersigned Trustee has executed this instrument; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

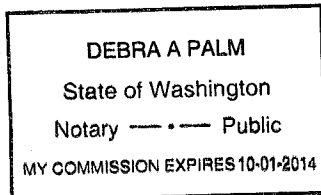


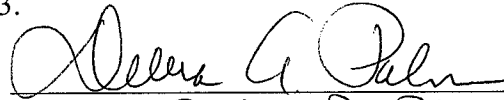
John M. Riley, III, OSB No. 112488  
Trustee

STATE OF WASHINGTON )  
 )  
COUNTY OF SPOKANE )

I certify that I know or have satisfactory evidence that John M. Riley, III, is the individual who appeared before me, and said individual acknowledge that he signed this instrument, on oath, in his capacity as Successor Trustee, and stated that he is authorized to execute the instrument and acknowledge it as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26th day of November, 2013.



  
Print Name: DEBRA A. PALM  
NOTARY PUBLIC in and for the State of  
Washington, residing at Nine Mile Falls  
My commission expires: 10/1/2014

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.