

2013-013923

Klamath County, Oregon



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12/20/2013 09:38:58 AM

Fee: \$82.00

After recording, mail to:
Bend Oregon Lawyers, LLC
205 NW Franklin Ave
Bend, OR 97701

Mail tax statements to:
Joel T. Gisler
1470 NE First St, Suite 1000
Bend, OR 97701

TRUSTEE'S DEED

THIS INDENTURE, made this 4th day of December 2013, between Jim N. Slothower, hereinafter called trustee, and Joel T. Gisler, hereinafter called the second party:

RECITALS:

Reference is made to that certain Trust Deed made by Bruce Marvin Whitmore and Kathleen Ann Whitmore, as tenants by the entirety, grantor, to Amerititle, an Oregon corporation, as trustee, in favor of Patrick M. Gisler and Joel T. Gisler, as tenants in common, beneficiary, dated October 11, 2003, and recorded on October 17, 2003, in Volume M03, Page 77503, Klamath County Records. By instrument dated January 20, 2009, the beneficiary appointed Jim N. Slothower as successor trustee, with such assignment recorded in the Klamath County Records on February 26, 2009 as Document Number 2009-002955. By instrument dated October 13, 2009, Patrick M. Gisler assigned all of his beneficial interest under the trust deed to Joel T. Gisler, with such assignment recorded in the Klamath County Records on July 12, 2013 as Document Number 2013-007904.

In said 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 beneficiary. The grantor thereafter defaulted in performance of the obligation 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.

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. 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 on July 26, 2013, in the Records of Klamath County, Oregon, as Record No. 2013-008465, to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of 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 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(1), at least 120 days before the date the property was sold. Copies of the Trustees Notice of Sale were served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D(2) and 7D(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). Further, 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 successive weeks. The last publication of the notice occurred more than twenty days prior to the date of sale. The sale was postponed in accordance with ORS 86.755(2)(a) and notice of the new time, date, and place of the sale was given in accordance with 86.755(2)(a) and 86.755(2)(b). The mailing, service and publication of the notice of sale and notice of postponement are shown by affidavits and/or proofs of service duly recorded prior to the sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a lien on interest in the real property, entitled to notice pursuant to ORS 86.740(1).

Pursuant to said notice of sale, the undersigned trustee, on December 4, 2013, at the hour of 10:00 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 trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of **\$28,373.91**, the 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 actual consideration for this conveyance is **\$28,373.91**.

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, to-wit:

Lot 10 in Block 1 Op Tract 1098 Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

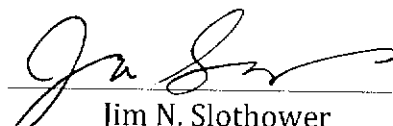
TO HAVE AND TO HOLD the same unto the second party and the second party's heirs, successors in interest and assigns forever.

In construing this instrument, 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; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a corporation of any other legal or commercial entity.

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.

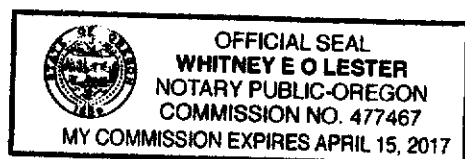
IN WITNESS.WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directions.

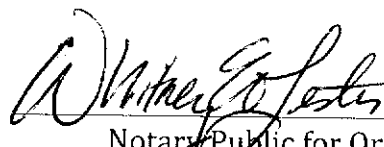
December 5, 2013.


Jim N. Slothower
Successor Trustee

STATE OF OREGON)
)ss.
County of Deschutes)

This instrument was acknowledged before me on December 5th, 2013, by Jim N. Slothower.




Notary Public for Oregon