

2014-001401

Klamath County, Oregon



00148669201400014010030036

02/19/2014 09:58:44 AM

Fee: \$57.00

After recording return to:
Schmid Malone LLC
550 NW Franklin Ave., Ste. 378
Bend, OR 97701

Send Tax Statements to:
Schmid Malone LLC
550 NW Franklin Ave., Ste. 378
Bend, OR 97701

TRUSTEE'S DEED

THIS INDENTURE, made on 2/4/2014, between Kyle Schmid of Schmid Malone LLC, hereinafter called Trustee, and The Theodore M. Rosen and Ileyne C. Rosen 2007 Revocable Trust, hereinafter called the Grantee; and the true and actual consideration paid for this transfer is the sum of \$61,656.94.

WITNESSETH:

RECITALS: Reference is made to that certain trust deed made by Darrell McAllister and Norma McAllister, grantor, to First American Title Insurance Company of Oregon as trustee, in favor of The Theodore M. Rosen and Ileyne C. Rosen 2007 Revocable Trust, beneficiary, dated November 12, 2008, recorded November 19, 2008, in the official records of Klamath County, Oregon instrument no. 2008-015596. The foregoing trust deed secured certain obligations of the grantor to the beneficiary. Grantor defaulted in the performance of the obligations secured by the trust deed as set forth in the Notice of Default Election to Sell mentioned below and such default existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by the foregoing trust deed, being the beneficiary named therein, declared all sums immediately due and owing, and Notice of Default and Election to Sell, containing an election to sell the real property described therein and to foreclose the trust deed by advertisement and sale was recorded in the official records of Klamath County on 09/09/2013, instrument no. 2013-010243.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by Trustee 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 (2)(a), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.740(1), promptly after the Trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was 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). 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(6) were mailed by registered or certified mail to the last-known address of those persons

listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, the Trustee published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said Notice occurred more than twenty days prior to the date of such sale.

The mailing, service and publication of said Notice of Sale are shown by one or more affidavits or proofs of service duly recorded prior to the sale in the official records of said county, said affidavits and proofs, together with the said Notice of Default and Election to Sell and the Trustee's Notice of Sale, being now referred to and incorporated in and made part of this Trustee's Deed 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 proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c). Trustee hereby certifies that any valid requests for information under 2003 OR Laws ch 251 have been responded to within the time allowed by the statute. Trustee hereby certified that notice required under Section 20 and 21, Chapter 19, Oregon Laws was given as required.

Pursuant to said Notice of Sale, the undersigned Trustee on January 29, 2014, at the hour of 10:00 AM, of said day, in accord with the standard of time established by ORS 187.110, and at 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 Trust Deed, sold said real property in one parcel at public auction to Grantee for the sum of \$61,656.94, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by Grantee in cash, the receipt whereof is acknowledged, and 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 Grantee all interest which the Grantor had or had the power to convey at the time of Grantor execution of said Trust Deed, together with any interest the said Grantor or his successors in interest acquired after the execution of said Trust Deed in and to the following described real property, to-wit:

A TRACT OF LAND SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00° 13' 02" WEST 990.46 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00° 13' 02" WEST 329.30 FEET; THENCE EAST 661.19 FEET; THENCE SOUTH 00° 17' 12" EAST 329.30 FEET; THENCE WEST 661.59 FEET TO THE TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the same unto Grantee, his heirs, successors-in-interest and assigns forever.

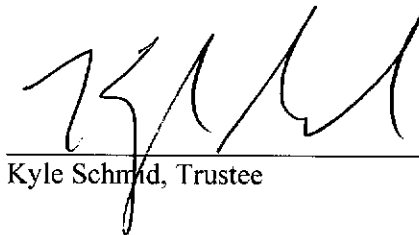
In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary"

include their respective successors in interest, if any, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned Trustee has caused its corporate name to be signed by its officers duly authorized thereunto by order of its Board of Directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

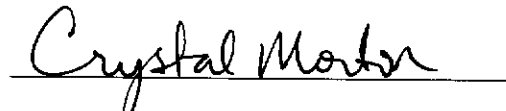
DATED: 2/04/2014



Kyle Schmid, Trustee

STATE OF OREGON }
 } ss.
COUNTY OF DESCHUTES }

This instrument was acknowledged before me on 2-5-14 by Kyle Schmid.



Crystal Morton

Notary Public for Oregon

Commission No.: 920840

My Commission Expires: 10/03/17

