

**AFTER RECORDING RETURN TO:**

Anderson & Monson, P.C.  
Attorneys at Law  
Cascade Square - Suite 450  
8625 SW Cascade Avenue  
Beaverton, Oregon 97008

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

AmericanWest Bank  
Attn: Special Assets Department  
503 Airport Road  
Medford, Oregon 97504

**TRUSTEE'S DEED**

This Trustee's Deed is executed by Miles D. Monson, Trustee ("Trustee") and delivered to AmericanWest Bank, a Washington state chartered bank ("Buyer").

**CONSIDERATION: \$78,000.00**

**RECITALS**

Reference is made to that certain trust deed ("Trust Deed"), the original parties and other information of which are as follows:

Grantor:

Seth Wayne Hartman, Sr. and Gloria Jean Hartman,  
husband and wife

Trustee:

Aspen Title & Escrow, Inc.

Beneficiary:

Premier Finance

Date:

September 7, 2001

Recording Date:

September 12, 2001

Recording Reference:

Vol M01, Page 46298

County of Recording:

Klamath County

AmericanWest Bank is the successor beneficiary and owner and holder of the note by merger with PremierWest Bank, which was the successor in interest to Premier Finance ("Beneficiary").

\$52.00

The Trustee hereby certifies that there were not any valid requests for information under ORS 86.757.

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantor to the Beneficiary. Thereafter, Beneficiary informed the Trustee that the obligations were in default and declared a default, including an acceleration of all sums due and owing.

Pursuant to the Oregon Trust Deed Act, (the "Act") the Trustee recorded a Notice of Default and Election to Sell as follows:

Recording Date:	November 26, 2013
Recording Reference:	2013-013184
County of Recording:	Klamath County

The Trustee served a Trustee's Notice of Sale on all parties entitled thereto under the Act. The Trustee also served the notices required by the Oregon Revised Statutes. The Trustee published the Trustee's Notice of Sale for four (4) successive weeks as set forth in ORS 86.774.

Pursuant to the Notice of Default, the Agent for the Trustee on April 29, 2014 at the hour of 1:00 p.m., conducted the sale and the Trustee sold the Property in one parcel at public auction to the Buyer for the sum of \$78,000.00, which sum was the highest and best bid at the sale and the true and actual consideration paid for this transfer.

## **CONVEYANCE**

Trustee conveys to Buyer all interest which the Grantors had or had the power to convey at the time of the Grantors' execution of the Trust Deed, together with any interest which the Grantors or their successors in interest acquired after the execution of the Trust Deed, in and to the Property which is in the County of Klamath and State of Oregon and legally described as follows:

Lot 14, Block 8, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

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 construing this deed, the singular includes the plural, the word "Grantor" includes any successors in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED this 7<sup>th</sup> day of May, 2014.

**MILES D. MONSON, TRUSTEE**

STATE OF OREGON )  
 ) ss.  
County of Washington )

On this 7<sup>th</sup> day of May, 2014, personally appeared the above-named Miles D. Monson, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 05/

My Commission Expires: 03/14/2011

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