

2014-012926

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601



00162758201400129260030032

12/16/2014 08:28:43 AM

Fee: \$52.00

SEND TAX STATEMENTS TO:
Dorothy Darlene Trainer
661 E Mead Lane
Bullhead City AZ 86442

TRUSTEE'S DEED

This Deed is made pursuant to ORS 86.755 following foreclosure by William M. Ganong, the Successor Trustee of the Trust Deed executed by James T. Bird, Jr., as Grantor, and delivered to AmeriTitle, an Oregon corporation, as Trustee, for the benefit of Dorothy Darlene Trainer, as Beneficiary, dated November 20, 2007 and recorded on November 27, 2007, as Document No. 2007-019998 of the official records of Klamath County, Oregon.

William M. Ganong, Successor Trustee, Grantor, conveys unto Dorothy Darlene Trainer, Grantee, all interest that 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:

Lots 5, 6, and 7 in Block 4 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3908-036DA-01800 and
Property ID No. R502593


Pursuant to ORS 86.750, on or before October 20, 2014, the date of the Trustee's sale of the real property, the Successor Trustee caused the following documents to be recorded in the official records of Klamath County, Oregon:

<u>Document</u>	<u>Recording Reference</u>
Beneficiary Exemption Affidavit	2014-005036
Appointment of Successor Trustee	2014-005037
Trustee's Notice of Default and Election to Sell	2014-005922
Affidavit of Mailing Trustee's Notice of Sale and Notice Required by ORS 86.756	2014-010208
Affidavit of Service of Trustee's Notice of Sale	2014-010208
Affidavit of Publication of Trustee's Notice of Sale	2014-010208

On October 20, 2014 at 10 a.m., the Successor Trustee sold the real property to the Grantee, the highest bidder at the Trustee's Sale, for good and valuable consideration.

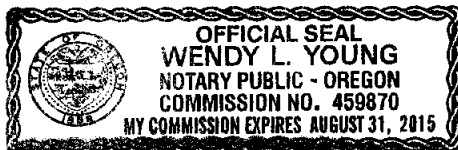
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

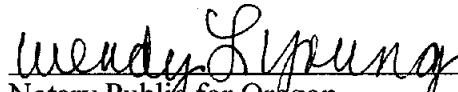
Dated this 9 day of December 2014.


William M. Ganong, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 9, 2014 by William M. Ganong in his capacity as Successor Trustee.





Notary Public for Oregon
My Commission Expires: 8.31.2015

CERTIFICATE OF NON-MILITARY SERVICE

THIS IS TO CERTIFY That I am the beneficiary of that certain trust deed in which James T. Bird, Jr., as grantor, conveyed to AmeriTitle, an Oregon corporation, as trustee, certain real property in Klamath County, Oregon, described in the trust deed dated November 20, 2007, and recorded on November 27, 2007 as Document No. 2007-019998 of the Official Records of the Clerk of Klamath County, Oregon. I appointed William M. Ganong as the Successor Trustee, and the trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on October 20, 2014; to the best of my knowledge and belief, I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

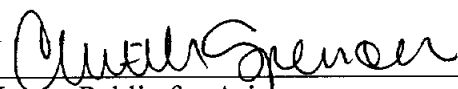
In construing this certificate, the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiaries named in said trust deed.

Dated this 31 day of October 2014.


Dorothy Darlene Trainer

STATE OF ARIZONA, County of Mohave) ss.

Subscribed and sworn to before me on October 31st, 2014 by Dorothy Darlene Trainer.


Notary Public for Arizona
My Commission Expires: July 18, 2018

