

**2015-002495**

**Klamath County, Oregon**

**03/20/2015 03:42:28 PM**

**Fee: \$62.00**

Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997;  
Grantor

Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265;  
Grantee

After Recording Return to:  
Tax statements to be sent to the following address:  
Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265

FOR COUNTY USE:

7777.14181

Consideration: \$237,238.19

**TRUSTEE'S DEED**

THIS INDENTURE, made March 19, 2015, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Federal National Mortgage Association, hereinafter called the second party;

**RECITALS:**

RECITALS: James W. Trinkle and Mary L. Trinkle, as grantors, whose address is 924 McClellan Drive, Klamath Falls, OR 97603 executed and delivered to: Northwest Trustee Services, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., solely as nominee for Union Federal Bank of Indianapolis, as beneficiary, a trust deed dated 06/30/05, duly recorded on 07/06/05 in the mortgage records of KLAMATH County, Oregon in Vol M05 Page 51635 and re-recorded 2/14/2006 as M06-02851 and subsequently assigned to Wells Fargo Bank, N.A. by Assignment recorded as 2014-003581. 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.

Because of the default(s), the record beneficiary under the trust deed or its predecessor declared all sums secured by the trust deed immediately due and owing; therefore, a 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 on 10/08/14, in 2014-010535 in the mortgage records of the county in which the Property is located.

After recording the Notice of Default, the trustee gave notice to the grantor(s) and/or occupants pursuant ORS 86.756 by mailing said notice by both first class and certified mail with return receipt requested. Trustee gave notice of the time for and place of sale of the Property 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 86.764(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 86.764(4), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Trustee's Notice of Sale was served upon occupants of the Property 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 86.774(1). If the foreclosure was stayed and released from stay, copies of an Amended Notice of Sale in the form required by ORS 86.782(12) were mailed within thirty days after release from stay by registered or certified mail to the last-known address of those persons listed in ORS 86.764 and 86.774(1) and any person requesting notice who was present at the time and place set for the sale which was stayed. 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 Property is located, once a week for four successive weeks; the last publication of Notice of Trustee's Sale occurred more than twenty days prior to the date of sale. Compliance with the ORS 86.756 and the mailing, service and publication of the Trustee's Notice of Sale are evidenced by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the county in which the Property is located.

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 on or interest in the Property, entitled to notice pursuant to ORS 86.764(1)(b) or (1)(c).

