

1st 2135599

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

HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates  
3815 South West Temple  
Salt Lake City, UT 84115;  
Grantee

After Recording Return to:  
Tax statements to be sent to the following address:  
HSBC Bank USA, National Association, as Trustee 3815  
South West Temple  
Salt Lake City, UT 84115

FOR COUNTY USE:

7236.23974

Consideration: \$49,918.74

**TRUSTEE'S DEED**

THIS INDENTURE, made April 21, 2015, between Northwest Trustee Services, Inc., hereinafter called the Trustee and HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates, hereinafter called the second party,

**RECITALS:**

RECITALS: Mark Young, a single man, as grantors, whose address is 5417 SHASTA WAY, KLAMATH FALLS, OR 97603 executed and delivered to: Amerititle, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Financial Capital, Inc., its successors and assigns, as beneficiary, a trust deed dated 08/28/06, duly recorded on 08/30/06 in the mortgage records of KLAMATH County, Oregon in 2006-017489 and subsequently assigned to HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates by Assignment recorded as 2014-008728. 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 12/10/14, in 2014-012760 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

F.  
57.00



**Exhibit "A"**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 65 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 65 A DISTANCE OF 197.5 FEET; THENCE EAST 110.33 FEET; THENCE SOUTH 197.5 FEET TO THE SOUTH LINE OF SAID LOT 65; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 65 A DISTANCE OF 110.33 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM BEGINNING AT THE SOUTHWEST CORNER OF LOT 65 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 65 A DISTANCE OF 197.5 FEET; THENCE EAST 60 FEET; THENCE SOUTH 197.5 FEET TO THE SOUTH LINE OF SAID LOT 65; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 65 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 5 FEET THEREOF, CONVEYED FOR ROAD PURPOSES.

Commonly known as: 5417 SHASTA WAY, KLAMATH FALLS, OR 97603