

AMERITITLE
63177 AM

2015-009294
Klamath County, Oregon
08/20/2015 03:43:40 PM
Fee: \$57.00

After recording return to:
Umpqua Bank
Attn.: Legal Department
1 S.W. Columbia Street, Suite 1200
Portland, Oregon 97258

Send tax statements to:
Umpqua Bank
Attn.: Special Assets Department
1 S.W. Columbia Street, Suite 1400
Portland, Oregon 97258

Grantor: Ky Fullerton, Successor Trustee

Grantee: Umpqua Bank

Consideration: \$123,462.77

TRUSTEE'S DEED

Recitals

A. Arthur Scott Bryant (the "Borrower") executed and delivered to AmeriTitle (the "Trustee") for the benefit of Sterling Savings Bank (the "Beneficiary"), a deed of trust dated August 4, 2005, and recorded in the official records of Klamath County, Oregon, on August 5, 2005, in Volume M05, page 61318 (the "Trust Deed"). Under the Trust Deed, the Borrower conveyed certain real property to the Trustee to secure the performance of certain obligations to the Beneficiary (the "Property").

B. The Property is legally described as: See Exhibit A attached, which is incorporated herein by reference.

C. The Beneficiary appointed Ky Fullerton as Successor Trustee under the Trust Deed on March 5, 2015. The appointment was recorded in the official records of Klamath County, Oregon, on March 9, 2015, as Document No. 2015-002024.

D. A default occurred on the obligations secured by the Trust Deed, and the Beneficiary declared the Borrower to be in default. The Successor Trustee recorded the reasons for the declaration of default and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the foregoing obligations on March 9, 2015, in the official records of Klamath County, Oregon, as Document No. 2015-002025 (the "Notice").

E. After recording the Notice, the Successor Trustee gave notice of the time and place set for sale of the Property as follows:

i. To all persons, by both first-class mail and certified mail, return receipt requested, to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.764(2)(a)-(d) at least 120 days before the Successor Trustee conducted the sale of the Property;

ii. By publishing the Notice in the *Herald and News*, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks, with the last publication occurring more than 20 days before the Successor Trustee conducted the sale of the Property; and

iii. To occupants of the Property in the manner required by ORS 86.774.

F. The above mailings and publication are detailed in the affidavits recorded in the official records of Klamath County, Oregon, on July 27, 2015, as Document No. 2015-008316, which are incorporated herein by reference.

G. The undersigned Successor Trustee has no actual notice of any person, other than the persons named in the foregoing affidavits, having or claiming a lien on or interest in the Property who was entitled to notice pursuant to ORS 86.764.

H. On July 31, 2015, at 1:00 p.m., in accordance with the standard of time set forth in ORS 187.110, at the main entrance to the Klamath County Courthouse located at 316 Main Street, Klamath Falls, Oregon, the Successor Trustee sold the Property in one parcel at public auction to the highest bidder, Umpqua Bank (the "Grantee"). The Grantee paid the winning bid at the time of sale.

I. The true and actual consideration paid by the Grantee for the Property is \$123,462.77.

Conveyance

In consideration for the sum paid by the Grantee, the receipt of which is hereby acknowledged, the Successor Trustee, as Grantor, hereby conveys to the Grantee all interest which the Borrower had or had the power to convey at the time of the Borrower's execution of the Trust Deed in and to the Property, together with any interest the Borrower or the Borrower's successors in interest acquired after execution of the Trust Deed.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: August 19, 2015.



Ky Fullerton
Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on August 19, 2015, by Ky Fullerton, Successor Trustee.

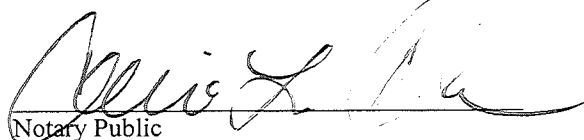
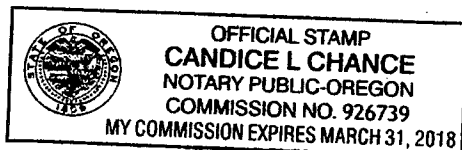

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

The East 50 feet of Lots 12 and 13, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 39, aforesaid; thence West along the South line of Lot 13, 50 feet; thence North parallel to the alley through Block 39 to Esplanade; thence Northeast along Esplanade to the most Northerly corner of Lot 12; thence South along the East line of Lots 12 and 13 to the place of beginning.