

00181573201600009050020024

01/29/2016 09:01:19 AM

Fee: \$57.00

Until a change is requested, all tax statements shall be sent to the following address:

**GRANTEES:**

James D. Hitchcock and Nancy C. Hitchcock, Trustees  
1430 NE Grable Drive  
Grants Pass, OR 97526

**AFTER RECORDING RETURN TO:**

Willard L. Ransom  
Sorenson, Ransom, Ferguson & Clyde, LLP  
133 NW D Street  
Grants Pass, OR 97526

**TRUSTEE'S DEED**

**PARTIES:** WILLARD L. RANSOM, hereinafter called TRUSTEE, and JAMES D. HITCHCOCK and NANCY C. HITCHCOCK, Trustees of the JAMES D. AND NANCY C. HITCHCOCK TRUST, u/a/d/November 10, 2005, hereinafter called GRANTEE;

**CONVEYANCE:** In consideration of GRANTEE'S bid of \$35,022.11, the true and actual consideration paid for this transfer, the TRUSTEE hereby conveys to the GRANTEE all interest which the trust deed grantor had or had the power to convey at the time of grantor's execution of the trust deed hereafter described, together with any interest the grantor or the grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property: Lots 15, 16 and 17, Block 6, MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated alley which inured to property described herein. ALSO TOGETHER WITH that portion of vacated Main Street as disclosed by Order to vacate recorded February 11, 1981, in Book M81 and Page 2111, which inured to property described herein.

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.

**RECITALS:** FRED HALD and PATRICIA HALD, as grantor, executed and delivered to First American Title Insurance Company of Oregon, as trustee, for the benefit of James D. Hitcock and Nancy C. Hitchcock, Trustees of the James D. and Nancy C. Hitchcock Trust, u/a/d November 10, 2005, as beneficiary, a certain trust deed dated March 21, 2012, recorded March 23, 2012, in the Official Records of Klamath County, Oregon, as Document Number 2012-003048. The trust deed conveyed the real property described herein to secure the performance of certain obligations of the grantor. The grantor thereafter defaulted in the performance of those obligations, as stated in the notice of default hereinafter mentioned, and such default still existed at the time of the sale described below.

By reason of the default, the owner and holder of the obligations secured by the trust deed and the beneficial interest therein, declared all sums so secured immediately due and owing. A notice of default, containing an election to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was recorded in the Official Records of Klamath County, Oregon, on August 27, 2015, as Document No. 2015-009534. An Amended Notice of Default was recorded December 17, 2015, as Document No. 2015-013160, to correct a scrivener's error in the sale date stated in the original Notice of Default.

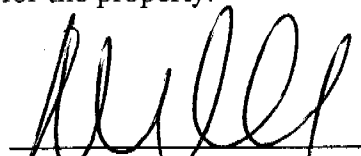
Thereafter, the trustee gave notice of the sale by the following actions. Copies of the Trustee's Notice of Sale and any additional required notices in compliance with Oregon law were served pursuant to ORCP 7 D(2) and 7 D(3) or mailed by both first class and certified mail with return receipt requested, 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 personal

representative of any person named in ORS 86.764(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person. The Trustee's Notice of Sale, and additional required documents referenced above, were served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). In addition, an Amended Trustee's Notice of Sale was 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), which Amended Trustee's Notice of Sale provided required notice to all parties not less than 25 days before the date set for sale, as provided in ORS 87.767. If the foreclosure proceedings were stayed and released from the stay and released from the stay prior to recording of the Notice of Default and service of the Notice of Sale, copies of an Amended Notice of Sale were mailed to those persons entitled to such notice in the manner provided by law. The trustee published a copy of the notice of sale in a newspaper of general circulation in the county where the real property is situated, once a week for four successive weeks; the last publication of the notice occurred more than twenty days prior to the date of the sale.

The mailing, service, and publication of the notice of sale and related documents are shown by affidavits or proofs of service recorded on or before the date of sale in the official records of Klamath County. The contents of affidavits and proofs of service, together with the notice of default and election to sell and the trustee's notice of sale, are incorporated herein by reference. The undersigned trustee has no actual notice of any person, other than the persons named in the affidavits and proofs as having or claiming a lien on or interest in the described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

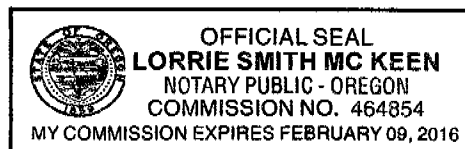
Pursuant to the notice of sale, on Thursday, January 21, 2016, at 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and the trust deed, the real property was sold in one parcel at public auction to the GRANTEE herein for the sum of \$35,022.11, the GRANTEE being the highest and best bidder at the sale and the sum being the highest and best sum bid for the property.

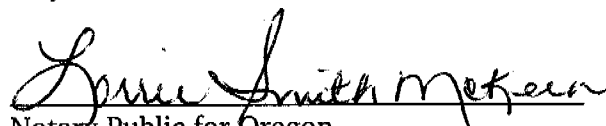
DATED this 22 day of January, 2016.

  
Willard L. Ransom, Trustee

STATE OF OREGON, County of Josephine ) ss. January 22, 2016.

This instrument was acknowledged before me by Willard L. Ransom, as Trustee.



  
Notary Public for Oregon  
My Commission Expires: 2/9/2016