



2016-002690
Klamath County, Oregon
03/11/2016 04:02:50 PM
Fee: \$67.00

RECORDING COVER SHEET
ALL TRANSACTIONS, ORS: 205.234

AFTER RECORDING RETURN TO:
Hershner Hunter, LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

1. NAME OR TITLE OF THE TRANSACTION(S) -- ORS 205.234(a):

TRUSTEE'S DEED

2. ORIGINAL GRANTOR ON TRUST DEED:

JOSE ANTONIO BOLANOS

3. BENEFICIARY:

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF
OREGON

4. SUCCESSOR TRUSTEE/GRANTOR ON TRUSTEE'S DEED:

Nancy K. Cary

5. TRUE AND ACTUAL CONSIDERATION – ORS 93.030

\$78,625.00

6. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:

Oregon Housing & Community Services Department,
State of Oregon
Attn: Craig Tillotson
725 Summer Street, Suite B
Salem, Oregon 97301-1266

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED
INSTRUMENTS FOR RECORDING, ANY ERRORS CONTAINED IN THIS COVER SHEET DO
NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENTS THEMSELVES.

RECORDING COVER SHEET

TRUSTEE'S DEED

TRUSTEE: Nancy K. Cary, Successor Trustee

GRANTEE: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON

RECITALS:

A. JOSE ANTONIO BOLANOS, Grantor, executed and delivered to ASPEN TITLE & ESCROW, INC., Trustee for the benefit of OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, ASSIGNEE OF SIUSLAW BANK, Beneficiary, a Trust Deed dated March 14, 2007 and recorded on March 19, 2007, in the Official Records of Klamath County, Oregon as Recording No. 2007-004646 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

Lot 722, in Block 129 of MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. Nancy K. Cary was appointed Successor Trustee of the Trust Deed. The appointment was recorded on September 29, 2015 in the Official Records of Klamath County, Oregon as Recording No. 2015-010686.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on September 29, 2015 in the Official Records of Klamath County, Oregon as Recording No. 2015-010688.

D. After recording the Notice of Default and Election to Sell, the Trustee gave notice of the time and place set for sale of the Real Property through the Danger Notice under ORS 86.756 to all persons entitled to receive the Danger Notice by both first class mail and certified mail, return receipt requested. The Affidavit of Mailing the Danger Notice was recorded in the Official Records of Klamath County, Oregon as Recording No. 2016-000824, prior to the day the Trustee conducted the sale.

E. After recording the Notice of Default and Election to Sell, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given as follows:

1. To all persons entitled to receive such notice by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 120 days before the Trustee conducted the sale. An Affidavit of Mailing of such notice was recorded in the Official Records of Klamath County, Oregon as Recording No. 2016-000824, prior to the day the Trustee conducted the sale.

2. To the occupants of the Real Property by personal or substituted service, or posting and mailing, more than 120 days prior to the day the Trustee conducted the sale. A Proof of Service was recorded in the Official records of Klamath County, Oregon as Recording No. 2016-000824, prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Herald & News, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks. The last publication was more than 20 days prior to the day the Trustee conducted the sale. An Affidavit of Publication of such notice was recorded in the Official Records of Klamath County, Oregon as Recording No. 2016-000824, prior to the day the Trustee conducted the sale.

Assessor's
Certification
#2016-13

CERTIFICATION OF CHARGES PAID
(ORS 311.370; 2015 Oregon Laws Chapter 96)

THE BELOW INDICATED PROPERTY IS PENDING TRANSFER TO AN EXEMPT
ENTITY UNDER ORS 307.040 OR 370.090. TO COMPLY WITH ORS 311.370, THIS IS A
REQUEST FOR A CERTIFICATION OF CHARGES PAID.

PROPERTY TAX ACCOUNT: R614892
MAP/TAX LOT: R-3809-033DA-06600-000

GRANTOR: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT,
STATE OF OREGON
GRANTEE: NANCY K. CARY, TRUSTEE

REQUESTING PARTY:

PRINT NAME: Nancy K. Cary, Trustee

SIGNATURE: _____

DATE: 3/7/16

CONTACT INFORMATION:

PHONE: 541-686-0345

E-MAIL: lsummers@hershnerhunter.com

* ALL CHARGES AGAINST THE REAL PROPERTY HAVE BEEN PAID AS OF THE
DATE THIS INSTRUMENT IS SIGNED:

TAX COLLECTOR OR REPRESENTATIVE: _____

DATE: 3-11-16

Ed Hill Klamath
County
Assessor