2016-002723
Klamath County, Oregon
03/14/2016 02:54:19 PM
Fee: $62.00

TRUSTEE'S DEED

TRUSTEE:	Tony Kullen, as successor trustee Miller Nash Graham & Dunn LLP 111 S.W. Fifth Avenue, Suite 3400 Portland, Oregon 97204-3699
PURCHASER:	Umpqua Bank, as successor in interest by merger to Sterling Savings Bank, as successor in interest by merger to Klamath First Federal Savings and Loan Association 1 S.W. Columbia Street, Suite 1400 Portland, Oregon 97258
AFTER RECORDING, RETURN TO:	Umpqua Bank 1 S.W. Columbia Street, Suite 1400 Portland, Oregon 97258
UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:	Umpqua Bank 1 S.W. Columbia Street, Suite 1400 Portland, Oregon 97258
CONSIDERATION:	$41,084.55

THIS TRUSTEE'S DEED, dated March 11, 2016, is between Trustee and Purchaser.

WITNESSETH:

Carol Anne Kellogg, as grantor ("Grantor"), executed and delivered to William L. Sisemore, as trustee, for the benefit of Klamath First Federal Savings and Loan Association ("Klamath"), as beneficiary, a certain deed of trust dated December 3, 1996, and recorded on December 4, 1996, in Volume M96 at Page 37888 in the official real property records of Klamath County, Oregon (the "Trust Deed"). Umpqua Bank, as successor in interest by merger to Sterling Savings Bank, which is the successor by merger to Klamath, is the beneficiary under the Trust Deed (the "Beneficiary"). Grantor conveyed the real property described in the Trust Deed and below (the "Property") to Trustee to secure, among other things, the performance of certain obligations of Grantor to Beneficiary. Beneficiary has never assigned the Trust Deed and

has always been the beneficiary of the Trust Deed and the holder of the indebtedness secured by the Trust Deed. Grantor thereafter defaulted in performance of the obligations secured by the Trust Deed as stated in the notice of default described below, and such default still existed at the time of the sale. Beneficiary then appointed the undersigned as Trustee under the Trust Deed.

By reason of the default, Beneficiary declared all sums secured by the Trust Deed immediately due and owing. 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 was recorded on October 9, 2015, as Instrument No. 2015-011184 in the official real property records of Klamath County, Oregon.

After recording the notice of default, Trustee gave notice of the time and place of the sale of the Property. Copies of the notice of sale and notice pursuant to ORS 86.756 were served in accordance with 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 addresses of the persons or their legal representatives, if any, named in ORS 86.764(1) and 86.764(2)(a), at least 120 days before the date the Property was sold. A copy of the notice of sale and notice pursuant to ORS 86.756 were mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative, if any, of any person named in ORS 86.764(1), promptly after Trustee received knowledge of the disability, insanity or death of any such person. Copies of the notice of sale and notice pursuant to ORS 86.756 were served upon an occupant of the Property, if any, described in the Trust Deed in the manner in which a summons is served under ORCP 7 D(2) and 7 D(3) at least 120 days before the date the Property was sold, in accordance with ORS 86.774(1). If the foreclosure proceedings were stayed and released from the stay, copies of an amended notice of sale in the form required by ORS 86.782(12) were mailed by registered or certified mail to the last known addresses of those persons listed in ORS 86.764 and 86.774(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the Property is situated once a week for four successive weeks. The last publication of the notice occurred more than 20 days before the date that Trustee or its agent conducted the sale. The mailing, service and publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded before the date of sale in the county records, those affidavits and proofs, together with said notice of default and election to sell and notice of sale, are all incorporated by reference and made a part of this Trustee's Deed as if fully set forth herein.

The true and actual consideration for this conveyance is $41,084.55.

Trustee or its agent, as allowed under ORS 86.782, on March 9, 2016, at one o'clock (1:00) p.m., in accordance 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 by the powers conferred upon Trustee by the Trust Deed, sold the Property at public auction to Purchaser for the sum of $41,084.55, Purchaser being the highest and best bidder at the sale, and that sum being the highest and best bid for the Property.

NOW, THEREFORE, in consideration of that sum paid by Purchaser, the receipt whereof is acknowledged, and by the authority vested in Trustee by the laws of the State of Oregon and by the Trust Deed, Trustee hereby conveys to Purchaser all interest that Grantor had

or had the power to convey at the time of Grantor's execution of the Trust Deed, together with any interest Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed in and to the following described Property:

Lot 407 in Block 110 of MILLS 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.

TO HAVE AND TO HOLD the same unto Purchaser and Purchaser's heirs, successors in interest and assigns forever.

In construing this Trustee's Deed, and whenever the context so requires, the singular includes the plural; "Grantor" includes any successor in interest to Grantor, as well as each and every other person owing an obligation, the performance of which is secured by the Trust Deed; "Trustee" includes any former or successor trustee; "Beneficiary" includes any successor in interest of the Beneficiary; and "person" includes a corporation and any other legal or commercial entity.

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.

[*Remainder of this page intentionally left blank.*]

IN WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document.

Dated this 11th day of March, 2016.

Tony Kullen, Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on March 11, 2016, by Tony Kullen, as successor trustee.

Notary Public for Oregon

OFFICIAL SEAL
LISA MARIE CONRAD
NOTARY PUBLIC-OREGON
COMMISSION NO. 470925
MY COMMISSION EXPIRES AUGUST 24, 2016