

Amertitle
NTC/396-11703

2016-005460
Klamath County, Oregon
05/24/2016 03:16:56 PM
Fee: \$52.00

Successor Trustee's Name and Address: Marcus M. Henderson ASPELL HENDERSON & ASSOCIATES 122 South 5 th Street Klamath Falls, OR 97601	
Second Party's Name and Address: Capitol Industries, Inc. Trustee of the Pacific Terrace Trust P.O. Box 1974 Klamath Falls, OR 97601	
After Recording Return to: Marcus M. Henderson ASPELL HENDERSON & ASSOCIATES 122 S. 5 th Street Klamath Falls, OR 97601	
Send Tax Statements to: Capitol Industries, Inc. Trustee of the Pacific Terrace Trust P.O. Box 1974 Klamath Falls, OR 97601	

SUCCESSOR TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on the 24th day of May, 2016, between Marcus M. Henderson, OSB. 023241, ASPELL HENDERSON & ASSOCIATES, 122 South 5th Street, Klamath Falls, Oregon 97601, hereinafter, Successor Trustee, and Capitol Industries, Inc., Trustee of the Pacific Terrace Trust, hereinafter called the Second Party, is issued subject to the recitals and covenants contained herein; WITNESSETH:

RECITALS: Ben Bautista Vallejos and Judith G. Vallejos as Granters executed and delivered to Amertitle, an Oregon corporation as Trustee, for the benefit of Ronald J. Anderson and Beverly Diane Anderson, as Beneficiaries a certain trust deed dated December 12, 2011 in the records of Klamath County, Oregon in Volume 2011 Page 0313693. By the trust deed described herein, grantors conveyed to the trustee the real property to secure among other things the installment payments due therein and the performance of other obligations of the grantors to the beneficiary. The beneficiary subsequently declared grantor to be in default of the obligations of said trust deed and by instrument dated November 12, 2015, and recorded at Page 2015-012394 in the Klamath County Deed Records, appointed this Successor Trustee whose name appears herein.

After recording the Notice of Default, the undersigned Successor Trustee gave notice of the time and place of sale of the real property as fixed by the trustee and as required by law. Copies of the Notice of Sale were served pursuant to ORCP 7D.2, 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 86.764(2)(a), at least 120 days before the date the property was sold. A copy of the Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last known address of the fiduciary, 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. Copies of the Notice of Sale was served in accordance with ORS 86.774(1) upon occupants of the property described in the trust deed at least 120 days before the date the property was sold. If the foreclosure proceedings are stayed and released from the stay, copies of an amended notice of sale in the form required by ORS 86.786(6) were mailed by registered or certified mail to the last known address 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. The trustee published a copy of the Notice of Sale in a newspaper of general circulation in each county in which the real property is situated once a week for four consecutive weeks. The last publication of said Notice of Sale occurred more than twenty days prior the date of sale. The mailing, service and publication of the Notice of Sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell, and the Notice of Sale, now being referred to and incorporated herein and made part of this deed as it fully set forth herein. The undersigned Successor Trustee has no actual notice of any person, other than the persons named in said affidavits and proofs of service as having or claiming a lien on or interest in the real property entitled to notice pursuant to ORS 86.764(1)(b) or (1)(c).

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

The true and actual consideration for this conveyance is \$62,620.00.

The undersigned Successor Trustee, on May 24, 2016, at the hour of 10:00 a.m., in accord with the standard of time established by ORS 187.110, (which was the day and hour to which the sale was postponed as permitted by ORS 86.782(2)) which was the day and hour set in the Amended Notice of Sale (and at the place so fixed for sale) in full accordance with the laws in the State of Oregon and pursuant to the powers conferred upon the Successor Trustee by the trust deed, sold the real property in one parcel at public auction to the Second Party for the sum of \$ 62,620.00, the Second Party being the highest and best bidder at the sale, and the sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the Second Party in cash, the receipt whereof is acknowledged, and by the authority vested in the Successor Trustee by the laws of the State of Oregon, and by the trust deed, the Successor Trustee does hereby convey unto the Second Party all interest which the Grantor had or had the power to convey at the time of Grantor's execution of said trust deed, together with any interest the Grantor or Grantor's successor in interest acquired after the execution of the trust deed in and to the following described real property:

Lot 3 and the Southerly 10 feet of Lot 2 in Block 18 of HILLSIDE 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.

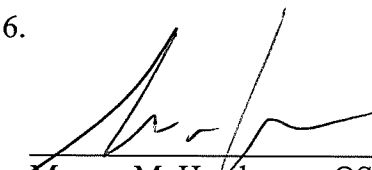
TO HAVE AND TO HOLD the same unto the Second Party and the Second Party's heirs, successors-in-interest and assigns forever.

In construing this instrument and wherever the context so requires, the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "Trustee" includes any successor Trustee, the word "beneficiary" includes any successor-in-interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

BY WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document, if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto

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.

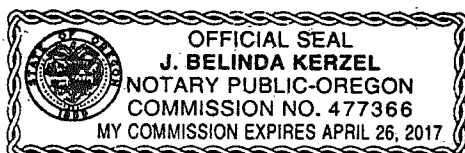
DATED this 24 day of May, 2016.

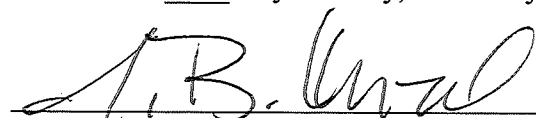


Marcus M. Henderson, OSB. 023241
Successor Trustee

STATE OF OREGON)
 : ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me on this 24th day of May, 2016 by Marcus M. Henderson as successor trustee.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-26-17