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06/09/2016 08:53:38 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:  
 William M. Ganong  
 Attorney at Law  
 514 Walnut Avenue  
 Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
 Aubrey G. Spears  
 Oletta C. Spears  
 5621 Holliday Road  
 Klamath Falls OR 97601

### TRUSTEE'S DEED

This Deed is made pursuant to ORS 86.755 following foreclosure by William M. Ganong, the Successor Trustee of the Trust Deed executed by Sheila M. Hunt, as Grantor, and delivered to Aspen Title & Escrow, Inc., as Trustee, for the benefit of Aubrey G. Spears and Oletta C. Spears, as Beneficiary, dated February 22, 2010 and recorded on February 26, 2010 as Document No. 2010-002673 of the official records of Klamath County, Oregon.

William M. Ganong, Successor Trustee, Grantor, conveys unto Aubrey G. Spears and Oletta C. Spears, husband and wife, Grantees, 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 the Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed in and to the following-described real property, to-wit:

Lot 22, Block 24, 4<sup>th</sup> ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Together with an undivided 1/3 interest in well and pump house located on the property legally described above, and the mobile home on the property.

Klamath County Assessor's Map No. R-3907-026DO-09300; Account Nos. R488877 and M808371

More commonly referred to as 18011 Hamaker Lane, Klamath Falls, Oregon 97601


Pursuant to ORS 86.750, on or before May 2, 2016, the date of the Trustee's sale of the real property, the Successor Trustee caused the following documents to be recorded in the official records of Klamath County, Oregon:

<u>Document</u>	<u>Recording Reference</u>
Beneficiary Exemption Affidavit	2015-010797
Appointment of Successor Trustee	2015-010798
Trustee's Notice of Default and Election to Sell	2015-012878
Affidavit of Mailing Trustee's Notice of Sale and	
Notice Required by ORS 86.756	2016-003517
Affidavit of Service of Trustee's Notice of Sale	2016-003517

On May 2, 2016 at 10 a.m., the Successor Trustee sold the real property to the Grantees, the highest bidder at the Trustee's Sale, for good and valuable consideration.

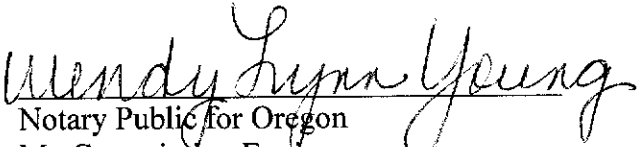
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

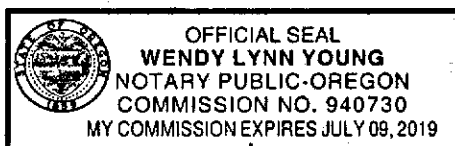
Dated this 26 day of May 2016.

  
William M. Ganong, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 26, 2016 by William M. Ganong in his capacity as Successor Trustee.

  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_



CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON, County of Klamath) ss.

THIS IS TO CERTIFY That we are the beneficiary of that certain trust deed in which Sheila M. Hunt, as grantor, conveyed to Aspen Title & Escrow, Inc., as trustee, certain real property in Klamath County, Oregon, described in the trust deed dated February 22, 2010, and recorded on February 26, 2010 as Document No. 2010-002673 of the official records of Klamath County, Oregon. We appointed William M. Ganong as the Successor Trustee. To the best of our knowledge and belief, we reasonably believe at no time during the period of 367 days immediately preceding the commencement of this nonjudicial trust deed foreclosure matter, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate, the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiaries named in said trust deed.

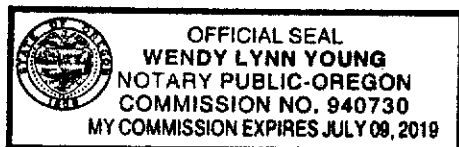
Dated this 29 day of September 2015.

Aubrey G. Spears  
Aubrey G. Spears

Oletta C. Spears  
Oletta C. Spears

STATE OF OREGON, County of Klamath) ss.

Signed and sworn to before me on Sept. 29, 2015 by Aubrey G. Spears and Oletta C. Spears.



Wendy Lynn Young  
Notary Public for Oregon  
My Commission Expires: 7-9-19