

2016-007303

Klamath County, Oregon



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07/11/2016 03:31:28 PM

Fee: \$52.00

Grantor's Name and Address:
 Richard Fairclo, Successor Trustee
 409 Pine Street, Suite 209
 Klamath Falls, Oregon 97601

Grantee's Name and Address:
 Lura K. Siglin
 3424 Emerald Street
 Klamath Falls Oregon 97601

-After recording return to person recording or to Richard Fairclo.
 -Until a change is requested all tax statements shall be sent to the following address:
 3424 Emerald Street, Klamath Falls Oregon 97601

TRUSTEE'S DEED

THIS INDENTURE, made this 11th day of July, 2016, between Richard Fairclo, hereinafter called trustee, and first party, and Lura K. Siglin, hereinafter called the second party.

Consideration \$124,000.00, RSE

WITNESSETH:

RECITALS: Debra S. Wilson, as grantor, executed and delivered to Aspen Title & Escrow, Inc., as trustee, for the benefit of Lura K. Siglund that certain trust deed dated March 2, 2010, and recorded on March 12, 2010, as Instrument No. 2010-003266, records of Klamath County, Oregon. In said trust deed the real property therein, and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations secured by said trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or beneficiary's successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations.

The undersigned trustee gave such notice of the time for and place of sale of said real property as fixed by the trustee and as required by law; copies of Trustee's Notice of Sale and notices to possible tenants and occupants were served according to law and within the time periods required by law; and no notice of bankruptcies or other proceedings were received which should stay such sale. Reference is made to such actions as recorded in records of Klamath County, Oregon, including, but not limited to, Instrument Numbers 2016-001611 and 2016-001612.

The undersigned trustee has not actual notice of any person, other than the persons named in affidavits and proofs of service, also recorded or to be recorded in records of Klamath County, Oregon, where such persons having or claiming a lien on or interest in said described real property, entitled to notice pursuant to Oregon Revised Statutes.

Pursuant to said notice of sale, the undersigned trustee on July 11, 2016 at the hour of 11:00 o'clock A.M. of said day, in accord with the standard of time established by Oregon law, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$124,00.00, being a portion of the amounts owed to second party pursuant to the above obligations and proceedings; and said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$124,000.00.

NOW THEREFORE, in consideration of the said sum so paid by the second party as automatic bid, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the 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 said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

In Klamath County, Oregon:

Parcel 1: Lot 1, Block 2, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: Lot 3, Block 95, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

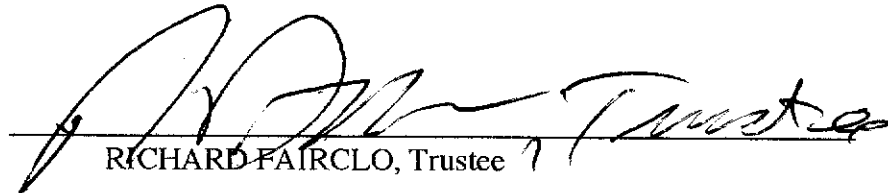
TOGETHER WITH that portion of vacated Uerlings Street as vacated and described in Ordinance #5993, recorded October 25, 1974 in M74, page 13971, Microfilm Records of Klamath County, Oregon.

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

In construing this instrument and whenever 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.

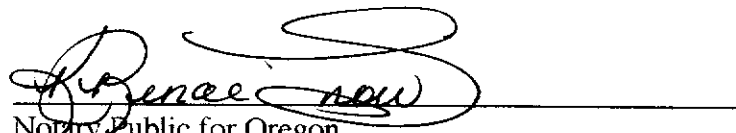
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS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

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


RICHARD FAIRCLO, Trustee

State of Oregon :
: ss.
County of Klamath :

This instrument was acknowledged before me this 11th day of July, 2016.


Notary Public for Oregon
My Commission expires: 9-14-19

