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08/12/2016 11:50:37 AM

Fee: \$67.00

Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 File No. 7236.25961 Grantor's Name and Address Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship 380 Via Palo Linda Fairfield, CA 94534 Grantee's Name and Address	FOR C
After Recording Return to: Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship 380 Via Palo Linda Fairfield, CA 94534	
Tax statements shall be sent to the following address: Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship 380 Via Palo Linda Fairfield, CA 94534	

Consideration: \$248,001.00

TRUSTEE'S DEED

THIS INDENTURE, made this July 28, 2016, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship, hereinafter called the second party;

RECITALS:

RECITALS: Mark N Wayne, and Marion G Wayne, husband and wife, whose address is 4634 Coopers Hawk Road, Klamath Falls, OR 97601 as grantors, executed and delivered to: Chicago Title, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender, its successors and assigns, as beneficiary, a trust deed dated 08/31/05, duly recorded on 09/08/05 in the mortgage records of KLAMATH County, Oregon in M05-63827 Loan Modification Agreement recorded 4/19/2011 as Instrument #2011-004954 and subsequently assigned to Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2005-51, Mortgage Pass-Through Certificates, Series 2005-51 by Assignment recorded as 2014-012569. In the trust deed, the real property described below ("Property") was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of those obligations and such default(s) still existed at the time of the trustee's sale of the Property described below.

Because of the default(s), the record beneficiary under the trust deed or its predecessor declared all sums secured by the trust deed immediately due and owing; therefore, 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 owed to the beneficiary, was recorded on 03/22/16, in 2016-003024 in the mortgage records of the county in which the Property is located.

After recording the Notice of Default, the trustee gave notice to the grantor(s) and/or occupants pursuant to ORS 86.756 by mailing said notice by both first class and certified mail with return receipt requested. Trustee gave notice of the time for and place of sale of the Property as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.(2) and 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 (2)(a), at least 120 days before the date the Property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.764(4), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Trustee's Notice of Sale was served upon occupants of the Property in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the Property was sold, pursuant to ORS 86.774(1). If the foreclosure was stayed and released from stay, copies of an Amended Notice of Sale in the form required by ORS 86.782(12) were mailed within thirty days after release from stay by registered or certified mail to the last-known address of those persons listed in ORS 86.764 and 86.774(1) and any person requesting notice who was present at the time and place set for the sale which was stayed. Further, the trustee published a copy of the Trustee's Notice of Sale in a newspaper of general circulation in each county in which the Property is located, once a week for four successive weeks; the last publication of Notice of Trustee's Sale occurred more than twenty days prior to the date of sale. Compliance with the ORS 86.756 and the mailing, service and publication of the Trustee's Notice of Sale are evidenced by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the county in which the Property is located.

The trustee has no actual notice of any person, other than the persons identified in the affidavit(s) and proof(s) of mailing and/or service, having or claiming any lien on or interest in the Property, entitled to notice pursuant to ORS 86.764(1)(b) or (1)(c).

Pursuant to the Notice of Trustee's Sale, one or more due public proclamations of the sale's postponement and/or an Amended Notice of Trustee's Sale, the trustee -- on July 22, 2016, at 10:00 a.m. in accord 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 pursuant to the powers conferred upon said trustee by the trust deed -- sold the Property in one parcel at public auction to Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship for the sum of \$248,001.00, Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$248,001.00

NOW, THEREFORE, in consideration of the sum of \$248,001.00 paid by Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship in cash, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey Leonard P. and Mary E. Gianno as joint tenants with the right of survivorship all interest the 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 Property, which is legally described as follows:


Lot 830, Tract 1404, Replat of Lots 792-795 and 818-820 of Running Y Resort Phase 10, Tract 1394, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 4634 Coopers Hawk Road, Klamath Falls, OR 97601

This conveyance is made without representations or warranties of any kind. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

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.

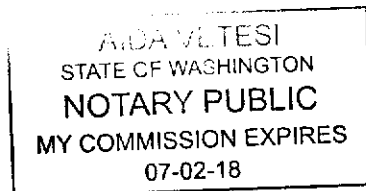
IN WITNESS WHEREOF, the undersigned trustee has executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.



Deirdre Hernandez, Assistant Vice President
Northwest Trustee Services, Inc., Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEIRDRE HERNANDEZ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as an Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 28, 2016




NOTARY PUBLIC in and for the State of
Washington, residing in King County
My commission expires 07-02-2018