

Recording Requested By:

2016-011866

Klamath County, Oregon

11/07/2016 10:08:01 AM

Fee: \$62.00

When Recorded Mail to:
HUD C/O NOVAD MANAGEMENT
CONSULTING LLC
2401 N.W. 23RD STREET, SUITE 1A1
OKLAHOMA CITY, OK 73107

Mail tax statements to Above

THIS SPACE FOR RECORDER'S USE ONLY

FHA #431-4568812

TS#15-13248-25

FORECLOSURE DEED

This Deed made this 16th day of September, 2016 by and between CIMARRON SERVICE CORP of NEVADA, Foreclosure Commission, ("Grantor") and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.**, his/her Successors or Assigns ("Grantee").

WHEREAS, on 11/03/2008 certain Deed of Trust was executed by Imelda P. Mickelson, as Trustor/s. and Paradise Settlement Services, as Trustee in favor of World Alliance Financial Corp., as Beneficiary, and was recorded on Recorded on 11/12/2008, as Instrument No. 2008-015304, in the office of the Klamath County, Oregon Recorder; and

WHEREAS, 04/22/2010, as Instrument No. 2010-004811 The Beneficial Interest in the Deed of Trust was Assigned to the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C., His/her Successors or Assigns (secretary); and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on 6/23/2016 and 9/2/2016: The Estate of Imelda P. Mickelson, the owner/s of the property secured by the mortgage as shown by public record, to be liable for part of or all of the mortgage debt; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in The Oregonian on 7/27/2016, 8/3/2016 and 8/10/2016 and 9/9/2016; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 06/22/2016, as Instrument Book No. 2016-006624, Official Records said Klamath County, Oregon; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 9/15/2016, at which time **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.**, submitted the highest bid in the amount of **\$165,556.05**; and sold at the time of 10:15 a.m. in the area of the Main Street entrance steps to the Klamath County Circuit Court, 316 Main St, Klamath Falls, OR 97601

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells and conveys to **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT WASHINGTON D.C.**, the following property located in the City of Klamath Falls, County of Klamath, State of Oregon described as:

Lot 180 and 181 of Cregan Park, According to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

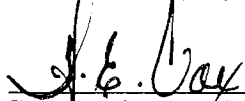
Commonly known as: 4569 Cregan Ave., Klamath Falls, OR 97601

The Grantor does hereby grant and convey, but without covenant or warranty, express or implied to the grantee all right, title and interest in the above described property held by the Trustor or any other party claiming by, through, or under them on the date the Deed of Trust referred to the above was recorded and any interest acquired by any of them until the date of the foreclosure sale.

September 16, 2016

Foreclosure Commissioner:

CIMARRON SERVICE CORP of NEVADA
425 Mechem Drive
Ruidoso, NM 88345
Telephone No. (575) 808-8394
Facsimile No. (575) 808-8397



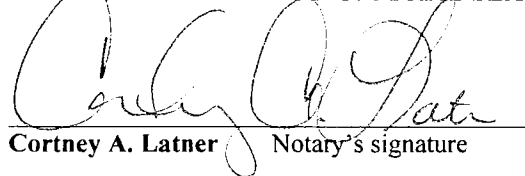
Hallie E. Cox, President

State of: New Mexico
County of: Lincoln

On September 16, 2016, before me, **Cortney A. Latner** the undersigned Notary Public, in and for said County, personally appeared **Hallie E. Cox**, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument/s the person(s) or the entity upon behalf of which the person(s) acted, and executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of New Mexico that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL


Cortney A. Latner Notary's signature

My Commission Exp: 06/17/2020

SEAL

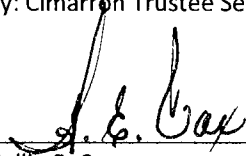


OFFICIAL SEAL
Cortney A. Latner
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 06/17/2020

This is to Certify that the interest in real property conveyed by Deed or Grant Deed Dated 9/16/2016 from Cimarron Trustee Services to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns is hereby accepted pursuant to its authority and hereby consents to recordation thereof by its authorized officer/Agent.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns.

By: Cimarron Trustee Services, Commissioner for HUD



Hallie E. Cox,

President