



**After recording, return to:**

Robert A. Smejkal  
800 Willamette Street, Suite 800  
Eugene, OR 97401

**Until a change is requested,**

**send tax statements to:**

J & D OR Properties, LLC  
P.O. Box 1209  
Cottage Grove, OR 97424

**TRUSTEE'S DEED**

**THIS INDENTURE**, made this 12th day of December, 2016, between ROBERT A. SMEJKAL, Attorney at Law, hereinafter called Trustee, and J & D OR Properties, LLC, hereinafter called Grantee:

**RECITALS:**

Michael R. Mumford, as Grantor, executed and delivered to ROBERT A. SMEJKAL, Attorney at Law, as Trustee, for the benefit of J & D OR Properties, LLC, as Beneficiary, a certain Deed of Trust dated November 20, 2012, recorded November 28, 2012 as Instrument No. 2012-013199 in the Deeds and Records of Klamath County, Oregon.

In the Deed of Trust, the real property therein, and hereinafter described, was conveyed by the Grantor to the Trustee to secure, among other things, the performance of certain obligations of the Grantor to the Beneficiary. The Grantor thereafter defaulted in the performance of the obligations secured by the Deed of Trust as stated in the Notice of Default hereinafter mentioned, and such default still existed at the time of the sale hereinafter described.

The true and actual consideration for this conveyance is **\$53,612.00 (Fifty-Three Thousand, Six Hundred Twelve Dollars and Zero Cents)**.

By reason of the default, the Beneficiary declared all sums so secured immediately due and owing. A Notice of Default containing an election to sell the real property, and to foreclose the Deed of Trust by advertisement and sale to satisfy the asserting Grantor's obligations, was recorded July 14, 2016 in the Deeds and Records of Klamath County, Oregon, as Instrument No. 2016-007468.

After recording the Notice of Default, the Trustee gave notice of the time for and place of the sale of the real property, as fixed by the Trustee, and as required by law. Copies of the Trustee's Notice of Sale and Notice to Residential Tenant 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 at least 120 days before the date the property was sold. The Trustee certified the property was unoccupied. The Trustee published a copy of the Trustee's 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 the Trustee's Notice of Sale occurred more than 20 days prior to the date of the sale. The mailing and service of the Trustee's Notice of Sale and the publication of the Trustee's Notice of Sale, are shown by affidavits duly recorded prior to the

date of sale in the county records, those affidavits, together with the Notice of Default and Election to Sell and the Trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as if fully set forth herein. The Trustee has no actual notice of any person, other than the persons named in those affidavits as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.764.

The Trustee, on **December 8, 2016**, at the hour of **1:30 p.m.**, in accord with the standard of time established by ORS 187.110, and at the place so fixed for the sale, in full accordance with the laws of the State of Oregon, and pursuant to the powers conferred upon the Trustee by the Deed of Trust, sold the real property in one parcel at public auction to the Grantee for the sum of **\$53,612.00**, the Grantee being the highest and best bidders at the sale, and that sum being the highest and best bid for the property.

**NOW, THEREFORE**, in consideration of that sum so paid by the Grantee in cash, the receipt of which is acknowledged, and by authority vested in the Trustee by the laws of the State of Oregon and by the Deed of Trust, the Trustee does hereby convey unto the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Deed of Trust, together with any interest the Grantor or Grantor's successors acquired after the execution of the Deed of Trust, in and to that certain real property more particularly described as follows:

"Lot 4, Block 3, FIRST ADDITION TO ANTELOPE MEADOWS, 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 Grantees and Grantee's heirs, successors in interest, and assigns forever.

In construing this instrument, and whenever the context so requires, the singular includes the plural, "Grantor" includes any successor in interest to the Grantor, as well as each and every other person owing an obligation, the performance of which is secured by the Deed of Trust; and "Beneficiary" includes any successor in interest of the Beneficiary first named above.

**IN WITNESS WHEREOF**, the Trustee has hereunto executed this document.

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 12 day of December, 2016.

Robert A. Smejkal  
ROBERT A. SMEJKAL, Trustee

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on the 12 day of December, 2016,  
by Robert A. Smejkal, Trustee.

Kelly Michelle Fondren  
NOTARY PUBLIC FOR OREGON

