

2017-006112

Klamath County, Oregon



00204684201700061120030033

06/05/2017 01:06:14 PM

Fee: \$77.00

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

SEND TAX STATEMENTS TO:
Alvin L. Van Hulzen
Jean Van Hulzen
24850 Westside 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 M/M Cattle, LLC, an Oregon Limited Liability Company, as Grantor, and delivered to AmeriTitle, an Oregon Corporation, as Trustee, for the benefit of Alvin L. Van Hulzen and Jean Van Hulzen, or the survivor thereof, as Beneficiary, dated June 17, 2016 and recorded on June 28, 2016 as Document No. 2016-006798 of the Mortgage Records of the Clerk of Klamath County, Oregon.

William M. Ganong, Successor Trustee, Grantor, conveys unto Alvin L. Van Hulzen and Jean Van Hulzen, 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:

Parcel 1 of LAND PARTITION 49-06 located in the S½ of Section 12, and the NW¼ NE¼, NE¼ NW¼, NW¼ NW¼ of Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Map No. R-3911-00000-02400; Account Nos. R604242 and R1401; and Klamath County Assessor's Map No. R-3911-01300-00400; Account Nos. R604297 and R1401.

More commonly referred to as 35408 McCartie Lane, Bonanza, Oregon 97623

The true and actual consideration for this transfer is \$500,000.

Pursuant to ORS 86.750, on or before May 22, 2017, 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:

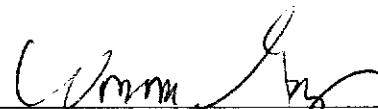
<u>Document</u>	<u>Recording Reference</u>
Beneficiary Exemption Affidavit	2017-000187
Appointment of Successor Trustee	2017-000188
Trustee's Notice of Default and Election to Sell	2017-000196
Affidavit of Mailing Trustee's Notice of Sale and Notice Required by ORS 86.756	2017-005381
Affidavit of Service of Trustee's Notice of Sale	2015-005381
Affidavit of Publication of Trustee's Notice of Sale	2015-005381

TRUSTEE'S DEED - 1

On May 22, 2017 at 10:30 a.m., the Successor Trustee sold the real property to the Grantee, the highest bidder at the Trustee's Sale, for \$500,000.

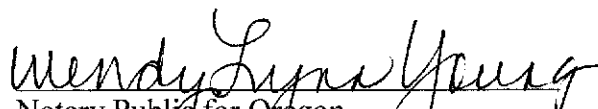
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

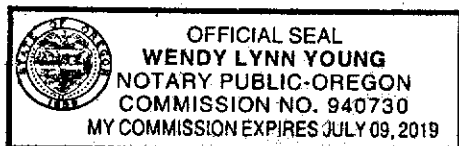
Dated this 24 day of May 2017.


William M. Ganong, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 24, 2017 by William M. Ganong in his capacity as Successor Trustee.


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



CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON, County of Klamath) ss.

THIS IS TO CERTIFY That I am one of the beneficiaries of that certain trust deed in which M/M Cattle, LLC, as grantor, conveyed to AmeriTitle, an Oregon corporation, as trustee, certain real property in Klamath County, Oregon, described in the trust deed dated June 17, 2016, and recorded on June 28, 2016 as Document No. 2016-006798 of the official records of Klamath County, Oregon. We appointed William M. Ganong as the Successor Trustee, and the trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on May 22, 2017; to the best of my knowledge and belief, I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, 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.

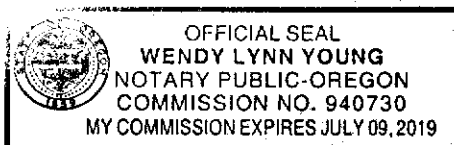
In construing this certificate, the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiaries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

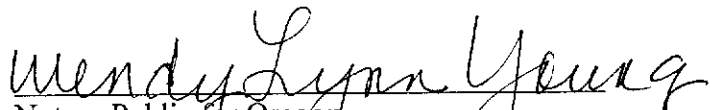
Dated this 22 day of May 2017.


Alvin L. Van Hulzen

STATE OF OREGON, County of Klamath) ss.

Signed and sworn to before me on May 22, 2017 by Alvin L. Van Hulzen.




Notary Public for Oregon
My Commission Expires: 5-9-19