

2017-011077

Klamath County, Oregon

09/29/2017 12:58:00 PM

Fee: \$57.00

WHEN RECORDED MAIL TO:

Clear Recon Corp
4375 Jutland Drive
San Diego, California 92117
Phone: (866) 931-0036

170203002

T.S. No.: 057698-OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No.: 3809-029AA-02000-000 / R186523

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 9/26/2017 day of by and between CLEAR RECON CORP., Foreclosure Commissioner, ("Grantor") and SECRETARY OF HOUSING AND URBAN DEVELOPMENT ("Grantee").

WHEREAS, on 7/26/2004, a certain was executed by H. WARREN PARR AND MARGARET IRENE PARR, AS TENANTS BY THE ENTIRETY as trustor, in favor of WELLS FARGO BANK, N.A. as beneficiary, and was recorded on 8/3/2004, as Instrument No. , in Book M04, Page 50891,, in the Office of the Klamath County, Oregon; and

WHEREAS, on , the beneficial interest in the Deed of Trust was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated CLEAR RECON CORP. as foreclosure commissioner to conduct a non-judicial foreclosure of the Deed of Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded on ; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 8/29/2017, to H. WARREN PARR and MARGARET IRENE PARR, the owner of the property encumbered by the deed of trust as shown by the public record on , and on 8/29/2017, to the following parties shown on the public record as of to be liable for part or all of the mortgage debt or who had a lien on the property secured by the Mortgage:

| <u>NAME</u> | <u>ADDRESS</u> |
|--|--|
| ESTATE OF H. WARREN PARR | 1830 HAWTHORNE STREET KLAMATH FALLS, OR 97601 |
| ESTATE OF H. WARREN PARR C/O JANICE M KABEL | 911 ST. ANDREWS EAGLE POINT, OR 97524 |
| ESTATE OF H. WARREN PARR C/O JOYCE D. HURLEY | 2903 TIMBERLINE DRIVE EUGENE, OR 97405 |
| ESTATE OF H. WARREN PARR C/O MICHAEL P RUDD, BRANDSNESS, BRANDSNESS & RUDD, PC | 411 PINE STREET KLAMATH FALLS, OR 97601 |
| ESTATE OF MARGARET IRENE PARR | 1830 HAWTHORNE STREET KLAMATH FALLS, OR 97601 |
| H. WARREN PARR | 1830 HAWTHORNE STREET KLAMATH FALLS, OR 97601 |
| HEIRS AND OR DEVISEES OF H. WARREN | 1830 HAWTHORNE STREET |

PARR, DECEASED
HEIRS AND OR DEVISEES OF H. WARREN
PARR, DECEASED
HEIRS AND OR DEVISEES OF H. WARREN
PARR, DECEASED
JANICE M KABEL

JANICE M. KABEL

JANICE M. KABEL
C/O MICHAEL P. RUDD BRANDSNESS,
BRANDSNESS & RUDD, P.C.
JOYCE D. HURLEY

JOYCE D. HURLEY

JOYCE D. HURLEY
C/O MICHAEL P. RUDD BRANDSNESS,
BRANDSNESS & RUDD, P.C.
MARGARET IRENE PARR

Occupants/Tenants

Secretary of Housing and Urban Development

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT
C/O WELLS FARGO BANK, N.A.

KLAMATH FALLS, OR 97601
2903 TIMBERLINE DRIVE
EUGENE, OR 97405
911 ST. ANDREWS
EAGLE POINT, OR 97524
911 ST. ANDREWS
EAGLE POINT, OR 97524
1830 HAWTHORNE STREET
KLAMATH FALLS, OR 97601
411 PINE STREET
KLAMATH FALLS, OR 97601

1830 HAWTHORNE STREET
KLAMATH FALLS, OR 97601
2903 TIMBERLINE DRIVE
EUGENE, OR 97405
411 PINE STREET
KLAMATH FALLS, OR 97601

1830 HAWTHORNE STREET
KLAMATH FALLS, OR 97601
1830 HAWTHORNE STREET
KLAMATH FALLS, OR 97601
451 Seventh Street, S.W.
Washington, DC 20410
3601 MINNESOTA DRIVE, MAC :X4701-
022
BLOOMINGTON, MN 55435

;and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the on 8/28/2017, 9/4/2017, 9/11/2017; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 1830 HAWTHORNE STREET, KLAMATH FALLS, OR 97601 on ;

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 8/16/2017, as Instrument No. 2017-009256, in the Office of the Klamath County, Oregon; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601 (place of sale) on 9/26/2017 at 10:00 AM (date/time of sale), in accordance with the terms of said Notice and the Act; at which SECRETARY OF HOUSING AND URBAN DEVELOPMENT submitted the highest bid in the amount of \$205,773.60; and

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

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. (12 USCA 3763(e));

NOW THEREFORE, for one dollar and other good and valuable consideration,
the undersigned hereby grants, bargains, sells, and conveys to SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; the following described property located in Klamath;

Commonly Known As: LOT 11 AND THE WESTERLY RECTANGULAR ONE-
HALF OF LOT 10 IN BLOCK 4 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH
FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The grantor hereby conveys to the grantee all right, title and interest in the above property
held by the grantor herein, the Secretary, FIDELITY NATIONAL TITLE INSURANCE
COMPANY, H. WARREN PARR and MARGARET IRENE PARR or any other party claiming
by, through or under them on the date the Deed of Trust referred to above was recorded and any
interest acquired by any of them until the date of the foreclosure sale. This deed is given without
warranty or covenants to the grantee.

CLEAR RECON CORP.
Foreclosure Commissioner

9/27/17



NICOLE YOST

FORECLOSURE MANAGER

4375 Jutland Drive
San Diego, California 92117
Phone: 858-750-7600

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

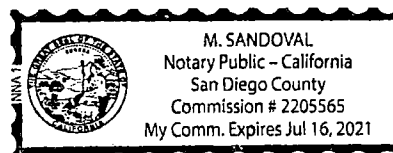
State of California)
County of San Diego)

On **SEP 27 2017** before me, M. Sandoval
a Notary Public, personally appeared Nicole Yost who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(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 by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument. I certify under
PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

Signature





MAIL TAX STATEMENTS TO THE ABOVE MENTIONED ADDRESS

When a mortgage foreclosed pursuant to 12 USCA 3761 et seq. is conveyed to the Secretary, no tax shall be imposed or collected with respect to the foreclosure commissioner's deed (including any tax customarily imposed upon the deed instrument or upon the conveyance or transfer of title to the property). Failure to collect or pay a tax of the type and under the circumstances stated in the preceding sentence shall not be grounds for refusing to record such a deed, for failing to recognize such recordation as imparting notice, or for denying the enforcement of such a deed and its provision in any State or Federal Court. 12 USCA 3763(f).

This Deed, and any other instruments submitted for recordation in relation to the foreclosure of the security property under 12 USCA 3761 et seq. shall be accepted for recordation by the registrar of deeds or other appropriate official in the county or counties in which the security property is located upon tendering of payment of the usual recording fees for such instruments, and without regard to the compliance of those instruments with any other local filing requirements. 12 USCA 3764.