

FIRSTAM 7192-2999366

RECORDING COVER SHEET
ALL TRANSACTIONS, ORS: 205.234

2018-000910

Klamath County, Oregon

01/24/2018 09:57:01 AM

Fee: \$67.00

AFTER RECORDING RETURN TO:
Gorilla Capital OR PW, LLC
1342 High Street
Eugene, OR 97401

1. NAME OR TITLE OF THE TRANSACTION(S) -- ORS 205.234(a):

TRUSTEE'S DEED

2. ORIGINAL GRANTOR ON TRUST DEED:

MICHAEL A. RUDDOCK AND BARBARA A. RUDDOCK
4731 Bisbee St.
Klamath Falls, OR 97603

3. BENEFICIARY:

GORILLA CAPITAL OR PW, LLC
1342 High Street
Eugene, OR 97401

4. SUCCESSOR TRUSTEE/GRANTOR ON TRUSTEE'S DEED:

NANCY K. CARY
PO Box 1475
Eugene, OR 97440

5. TRUE AND ACTUAL CONSIDERATION -- ORS 93.030

\$71,000.00

6. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:

Gorilla Capital OR PW, LLC
1342 High Street
Eugene, OR 97401

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED
INSTRUMENTS FOR RECORDING, ANY ERRORS CONTAINED IN THIS COVER SHEET DO
NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENTS THEMSELVES.

TRUSTEE'S DEED

TRUSTEE: Nancy K. Cary, Successor Trustee

GRANTEE: GORILLA CAPITAL OR PW, LLC

RECITALS:

A. MICHAEL A. RUDDOCK AND BARBARA A. RUDDOCK, Grantor, executed and delivered to WILLIAM L. SISEMORE, Trustee for the benefit of UMPQUA BANK, SUCCESSOR BY MERGER TO STERLING SAVINGS BANK, SUCCESSOR BY MERGER TO KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, Beneficiary, a Trust Deed dated October 15, 1998 and recorded on October 15, 1998, in the Official Records of Klamath County, Oregon as Recording: Vol: M98, Page: 37869 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

As described on the attached Exhibit A

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. Nancy K. Cary was appointed Successor Trustee of the Trust Deed. The appointment was recorded on August 11, 2017 in the Official Records of Klamath County, Oregon as Recording No. 2017-009098.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on August 11, 2017 in the Official Records of Klamath County, Oregon as Recording No. 2017-009100.

D. After recording the Notice of Default and Election to Sell, the Trustee gave notice of the time and place set for sale of the Real Property through the Danger Notice under ORS 86.756 to all persons entitled to receive the Danger Notice by both first class mail and certified mail, return receipt requested. The Affidavit of Mailing the Danger Notice was recorded in the Official Records of Klamath County, Oregon as Recording No. 2017-014046, prior to the day the Trustee conducted the sale.

E. After recording the Notice of Default and Election to Sell, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given as follows:

1. To all persons entitled to receive such notice by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 120 days before the Trustee conducted the sale. An Affidavit of Mailing of such notice was recorded in the Official Records of Klamath County, Oregon as Recording No. 2017-014046, prior to the day the Trustee conducted the sale.

2. To the occupants of the Real Property by personal or substituted service, or posting and mailing, more than 120 days prior to the day the Trustee conducted the sale. A Proof of Service was recorded in the Official records of Klamath County, Oregon as Recording No. 2017-014046, prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Herald & News, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks. The last publication was more than 20 days prior to the day the Trustee conducted the sale. An Affidavit of Publication of such notice was recorded in the Official Records of Klamath County, Oregon as Recording No. 2017-014046, prior to the day the Trustee conducted the sale.

F. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons named in the affidavits referred to in Recitals D. and E. of this deed. The Trustee hereby certifies that any valid requests for information under ORS 86.786 have been responded to within the time allowed by the statute. The Trustee also hereby certifies that

the Beneficiary complied with ORS 86.748(1) and that an affidavit of compliance was recorded in the Official Records of Klamath County, Oregon as Recording No. 2017-014046 at least five days prior to the day the Trustee conducted the sale.

G. On January 11, 2018, at 11:00 a.m. at the front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

H. At no time during the period of time between the recording of the Notice of Default and Election to Sell and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

I. The true and actual consideration paid for this transfer is \$71,000.00.

J. In construing this instrument, whenever the context requires, the following shall apply:

1. References to a specific gender shall include the masculine, feminine and neuter genders.
2. Reference to the singular shall include the plural and vice versa.
3. References to the Trustee shall include any Successor Trustee.

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 consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed.


Dated: January 17, 2018.

STATE OF OREGON)
) ss.
COUNTY OF LANE)

Nancy K. Cary, Successor Trustee

The foregoing instrument was acknowledged before me on January 17, 2018, by Nancy K. Cary, Successor Trustee.





Notary Public for Oregon
My Commission Expires: 10/4/2019 (TS #30057.30729)

EXHIBIT A

PARCEL 1:

A parcel of land situate in Lots 1 and 2 in Block 5 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin bearing South 0 degrees 25' East a distance of 475 feet from the Northwest corner of Lot 1, Block 5, SECOND ADDITION TO ALTAMONT ACRES, and the true point of beginning of this description; thence South 0 degrees 25' East a distance of 75 feet; thence North 79 degrees 45' East 506.6 feet to a stake; thence South 88 degrees 52' East to the Easterly line of said Lot 2; thence North 0 degrees 12' West along said Easterly boundary of said Lot 2 a distance of 25.01 feet; thence North 88 degrees 52' West along a line parallel to the Northerly boundary line of said Block 5 to the point of beginning.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S. Drain, which lies South of the tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, and North of the tract described in Volume 135, page 57, Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the USBR C-1 Drain Canal.

PARCEL 2:

The land lying South of that tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, West of the U.S.R.S. Drain, and North of the following described line:

Beginning at an iron pin on the East right of way line of Bisbee Street, which lies South 0 degrees 25' East along the center line of Bisbee Street a distance of 570 feet and South 88 degrees 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, where the center line of Bisbee Street intersects the said section line and running thence; South 88 degrees 52' East a distance of 310 feet more or less, the Northerly right of way line of the U.S.R.S. Drain, said tract being a portion of Lots 1 and 2 of Block 5, SECOND ADDITION TO ALTAMONT ACRES.

ALSO, that tract of land in Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, East of the U.S.R.S Drain, which lies South of the tract described in Volume 115, page 107, Deed Records of Klamath County, Oregon, and North of the tract described in Volume 135, page 57, Deed Records of Klamath County, Oregon, said tract being a portion of Lot 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.