

2018-005614

Klamath County, Oregon

05/07/2018 10:44:01 AM

Fee: \$77.00

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:

Wesley Olson
15992 Leslie Drive
La Pine, OR 97739

AFTER RECORDING RETURN TO:

Wesley Olson
15992 Leslie Drive
La Pine, OR 97739

TRUSTEE'S DEED

Matthew L. Mohill, Successor Trustee, by appointment dated September 5, 2017, recorded September 20, 2017 as document number 2017-010687, Klamath County Official records by Wesley J. Olson and Denise Olson, Beneficiaries of Trust Deed dated September 8, 2016 and recorded September 12, 2016 at Volume 2016, Page 009631, Klamath County Records of real property described as:

PARCEL 1:

EXHIBIT 'A'

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in the Southwesterly direction along the West line of Highway 97, 255 feet to the point of beginning meets and bound description of land herein conveyed: Thence Southwesterly continuing along Highway 97, 50 feet; thence in a Northwesterly direction at right angle to said highway 100 feet; thence in a Northeasterly direction parallel to said highway 50 feet: Thence in a Southeasterly direction at right angles to said highway 100 feet to place of beginning. Situated in Section 31, Township 24 South, Range 9 E.W.M., except that parcel of land which was deeded to the Oregon State Highway Commission in: Deed recorded February 18, 1943 in Volume 153 page 140, Records of Klamath County, Oregon.

PARCEL 2:

Commencing at a point 857.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in a Southwesterly direction along the West line of Highway 97, 305 feet; Thence Northwesterly 80 feet angle to the highway right of way to the point of beginning meets and bounds description of land herein conveyed: Thence Northwesterly 100 feet thence Northeasterly at right angles 50 feet: Thence Easterly 100 feet thence Southwesterly 50 feet, parallel Highway 97 to place of beginning, situated in Section 31, Township 24 South, Range 9 E.W.M.

PARCEL 3:

A parcel of land containing 0.12 acres, situate on the West side of U.S. Highway 97 in the NW1/4 NW1/4 of Section 31, T.24S., R.9.E.W.M., Klamath County, Oregon, and more particularly described as follows:

TRUSTEE'S DEED - 1



Recorded by AmeriTitle as an
accommodation only. No liability
is accepted for the condition of
title or for the validity, sufficiency,
or effect of this document.

COMMENCING AT A POINT, a 2 1/2" brass-capped steel pipe at the intersection of the North Line of Section 31 and the NW line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW corner of Section 31 bears North 89° 04' 28" West 847.46 feet; THENCE along the NW line of said U.S. Highway 97, S 25° 16' 43" W 273.34 feet to the POINT OF BEGINNING, a #5 plastic-capped steel rod set along the NW line of U.S. Highway 97 and 50 feet from the centerline thereof; THENCE continuing along said NW line of U.S. Highway 97 S 25° 16' 43" W 29.75 feet to a point; THENCE along a line at right angles to U.S. Highway 97, N 64° 43' 17" W 180.00 feet to a point; THENCE along a line parallel with U.S. Highway 97, N 25° 16' 43" E 29.75 feet to a point, the original SW corner of Tax Lot 3700; THENCE along a line at right angle to U.S. Highway 97 and with the original S.W. Lines of Tax Lots 3700 and 3600, S 54° 43' 17" E 180.00 feet to the point of beginning.

Commonly known as 136010 Hwy 97, Crescent, Klamath County, Oregon

Trustee, having declared a Default and Election to Sell by document containing all the information required by ORS 86.771, dated October 2, 2017 and recorded October 11, 2017 as document number 2017-011534, Klamath County Official Records on the and recorded due to failure of Alta Hise-Pollard, Grantor, to make payments as required by the aforementioned trust deed, and serving Notice of Sale with the information required by ORS 86.771 upon occupants of the property in the same manner as a summons is served pursuant to ORCP 7D(2)-(3) as required by ORS 86.771, at least 120 prior to the date of sale set forth below, and publishing a copy of the Notice of Sale in a newspaper of general circulation in the county or counties in which the property is situation, to wit, The Herald and News, once per week for four successive weeks with the last publication more than 20 days prior to the sale date, and recording an affidavit of said publication at document number, 2018-005401 Klamath County Official Records, as required by ORS 86.774, and recording affidavits of service upon said occupants at document number 2018-005401, Klamath County Official Records, and an affidavit establishing service upon occupants and/or posting on the property at document number 2018-0054101 as required by ORS 86.774, and recording an affidavit of mailing notice of sale prior to the date of sale to all persons entitled to notice by the means and to the persons entitled to such notice under ORS 86.764 at document number 2018-005401, Klamath County Official Records as required by ORS 86.774, and affirming that there are no occupants at the time of commencement of this foreclosure, nor is now, in the military service of the United States or its allies as defined in Article 1 of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended, nor is Grantor a minor or an incapacitated person, and Conducting a Trustee's Sale at the time and place designated in the Notice of Sale, to wit, at the Gilchrist United States Post Office, Manzanita Drive, Klamath County, Gilchrist, Oregon at 10 a.m. on the 14th day of March, 2018, and receiving the highest bid, to wit, the sum of \$84,492.52 by Beneficiaries, Wesley and Denise Olson, in cash (or credit through cancelation of the promissory note and trust deed), and receiving said amount in cash or cancelation, said Trustee hereby conveys to said Purchaser the interest in the real property described above which the grantor in the aforementioned trust deed had the power to convey at the time of the execution by the grantor of the trust deed, together with any interest acquired by said Grantor after execution of the trust deed.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF
TRUSTEE'S DEED - 2**

ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT WILL 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 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OR 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.

The true and actual consideration for this transfer is \$84,492.52 paid in cancellation of Trust Deed.

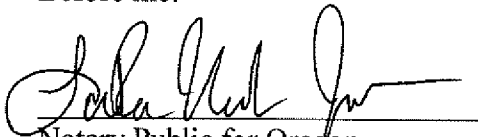
DATED May 7, 2018.


Matthew L. Mohill, Trustee

STATE OF OREGON)
)ss.
County of Deschutes)

Personally appeared this 7th day of May, 2018, the above named Matthew L. Mohill, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission expires:

