

2018-007676

Klamath County, Oregon

06/26/2018 02:04:00 PM

Fee: \$107.00

RECORDING COVER SHEET (*Please Print or Type*)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
C/O NOVAD
2401 NW 23RD STREET, SUITE 1A1
OKLAHOMA CITY, OK 73107

SEND TAX STATEMENTS TO:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
C/O NOVAD
2401 NW 23RD STREET, SUITE 1A1
OKLAHOMA CITY, OK 73107

TITLE(S) OF THE TRANSACTIONS(S) ORS 205.234(a):

FORCLOSURE COMMISSIONER'S DEED

DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) AND 205.160:

CLEAR RECON CORP

INDIRECT PARTY/GRANTEE(S) ORS 205.125(1)(a) and 205.160:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

TRUE AND ACTUAL CONSIDERATION:

\$144,035.26

WHEN RECORDED MAIL TO:
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
2401 NW 23RD STREET, SUITE 1A1
OKLAHOMA CITY, OK 73107

T.S. No.: 067893-OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Parcel No.: R555198 / R3909011CC11100000

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 6/19/2018 day of by and between CLEAR RECON CORP, Foreclosure Commissioner, ("Grantor") and SECRETARY OF HOUSING AND URBAN DEVELOPMENT ("Grantee").

WHEREAS, on 8/9/2002, a certain Deed of Trust was executed by RUDOLPH CARLSON AND SHARON YVONNE CARLSON, AS TENANTS BY THE ENTIRETY as trustor, in favor of SEATTLE MORTGAGE COMPANY as beneficiary, and was recorded on 8/14/2002, as Instrument No. , in Book M02, Page 45739,, in the Office of the Klamath County, Oregon; and

WHEREAS, on 7/29/2013, 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 5/25/2018, to RUDOLPH CARLSON and SHARON YVONNE CARLSON, the owner of the property encumbered by the deed of trust as shown by the public record on 3/14/2018, and on 5/25/2018, to the following parties shown on the public record as of 3/14/2018 to be liable for part or all of the mortgage debt or who had a lien on the property secured by the Mortgage:

NAME

ADDRESS

KLAMATH IRRIGATION DISTRICT

6640 KID LANE
KLAMATH FALLS, OR 97603
4423 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603

Occupant(s)/Tenant(s)

Oregon Department of Human Services
Estate Administration Unit
Oregon Health Authority

PO Box 14021
Salem, OR 97309
500 Summer St. NE, E-20
Salem, OR 97301
PO BOX 14380

PROPERTY TAX DIVISION, DEFERRAL

UNIT OREGON DEPARTMENT OF
REVENUE
RUDOLPH CARLSON

SEATTLE MORTGAGE COMPANY

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT
SHARON YVONNE CARLSON

SHARON YVONNE CARLSON

SALEM, OR 97309-5075

4423 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603
7900 SE 28TH STREET, SUITE 300
MERCER ISLAND, WA 98040
451 SEVENTH STREET, S.W.
WASHINGTON, DC 20410
13121 ROGERS RD
LAKE OSWEGO, OR 97035
4423 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603

;and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the on 5/30/2018, 6/6/2018, 6/13/2018; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 4423 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603 on 5/21/2018;

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 5/22/2018, as Instrument No. 2018-006268 in Docket Page , 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 6/19/2018 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 \$144,035.26; 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 \$144,035.26 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 1, BLOCK 3, TRACT NO. 1007, WINCHESTER,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
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, ASPEN TITLE AND ESCROW, INC., RUDOLPH CARLSON and SHARON YVONNE CARLSON 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

JUN 2 2 2018



TAMMY LAIRD
FORECLOSURE MANAGER

111 SW Columbia Street #950
Portland, OR 97201
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 **JUN 2 2 2018** before me, Christina Aguilar,
a Notary Public, personally appeared Tammy Laird 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 Christina Aguilar



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.