

2018-010179

Klamath County, Oregon

08/23/2018 04:07:01 PM

Fee: \$112.00

Bradley S. Copeland, Successor Trustee
800 Willamette Street, Suite 800
Eugene, OR 97401
Trustee's Name and Address

PC-0616-O Joint Venture
4710 Village Plaza Loop Suite 140
Eugene, OR 97401
Second Party's Name and Address

After recording return to:

Bradley S. Copeland
800 Willamette Street, Suite 800
Eugene, OR 97401

Until requested otherwise, send all tax
statements to:

PC-0616-O Joint Venture
4710 Village Plaza Loop Suite 140
Eugene, OR 97401

TRUSTEE'S DEED

THIS INDENTURE, Dated August 23, 2018 between Bradley S. Copeland, hereinafter called trustee, and PC-0616-O Joint Venture, hereinafter called the second party; WITNESSETH: RECITALS: Dominic E. Hayden, as grantor, executed and delivered to Dean S. Kaufman, Attorney at Law, as trustee, for the benefit of PacWest Funding, Inc., an Oregon corporation, dba Precision Capital, as beneficiary, a certain trust deed dated July 18, 2016 and recorded on July 26, 2016, in the Official Records of Klamath County, Oregon, as Instrument No. 2018-007885. The beneficial interest in said trust deed was assigned to PC-0616-O Joint Venture by Assignment of Trust Deed by Beneficiary (as to Parcel 1) recorded on August 1, 2016 as Instrument No. 2016-008113 in the Official Records of Klamath County, Oregon, and that certain Assignment of Trust Deed by Beneficiary (as to Parcel 2) recorded on March 6, 2018 as Instrument No. 2018-002478 in the Official Records of Klamath County, Oregon. Bradley S. Copeland was appointed as successor trustee pursuant to the terms of that certain Appointment of Successor Trustee recorded in the Official Records of Klamath County, Oregon on April 9, 2018, as Instrument No. 2018-004216. In the trust deed, the real property therein and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in performance of the obligations secured by the trust deed as stated in the notice of default hereinafter mentioned, and such default still existed at the time of the sale hereinafter described.

By reason of the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein named, or the beneficiary's successor in interest, declared certain sums so secured immediately due and owing. A notice of default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's obligations was recorded on April 9, 2018, in the Records of Klamath County, as Instrument No. 2018-004218 to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property, as fixed by the trustee and as required by law. Copies of the notice of sale were served pursuant to ORCP 7D.(2) and 7D.(3), or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.764 at least 120 days before the date the property was sold. A copy of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative of any person named in ORS 86.764 promptly after the trustee received knowledge of the disability, insanity or death of any such person. Copies of the notice of sale were served in accordance with ORS 86.774 upon an occupant of the property described in the trust deed at least 120 days before the date the property was sold. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last

publication of the notice occurred more than twenty days prior to the date of sale. The mailing, service and publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein.

The true and actual consideration for this conveyance is \$193,879.56 (One Hundred Ninety-Three Thousand, Eight Hundred Seventy-Nine Dollars and Fifty-Six Cents.)

The undersigned trustee, on August 23, 2018, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110 and at the place so fixed for sale, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$193,879.56, the second party having been the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in the trustee by the laws of the state of Oregon and by the trust deed, the trustee does hereby convey unto the second party all interest which the 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: Lot 13, Block 4, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 2 in Block 16 of FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD, the same unto the second party and the second party's heirs, successors in interest and assigns forever.

In construing this instrument, and whenever the context so requires, the singular includes the plural; "grantor" includes any successor in interest to the grantor, as well as each and every other person owing an obligation, the performance of which is secured by they trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

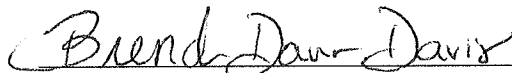
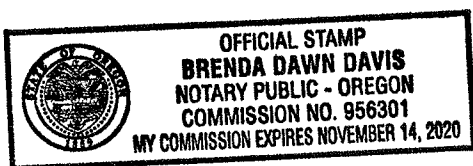
LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Bradley S. Copeland, Successor Trustee

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on August 23, 2018, by Bradley S. Copeland, Successor Trustee.



Notary Public for Oregon

My commission expires 11-14-20