

2019-000010

Klamath County, Oregon

01/02/2019 10:05:03 AM

Fee: \$107.00

268251AM

WHEN RECORDED MAIL TO

THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
c/o ISN Corporation – Western Operations Center
2401 NW 23rd St., Suite 1D
Oklahoma City, OK 73107

MAIL TAX STATEMENTS TO

Same as above

Space above this line for recorder's use only

FHA # 431-4195770 T.S. No. 130480-OR Title Order No. 268251AM APN: R520109

FORECLOSURE DEED

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$125,305.82
- 3) The amount paid by the grantee at the trustee sale was.....\$125,305.82
- 4) The documentary transfer tax is.....\$-0-
- 5) Said property is in unincorporated area

This Deed made this 27th day of December, 2018, by and between Mortgage Lender Services, Inc., Foreclosure Commissioner, ("Grantor") and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND/OR ASSIGNS ("Grantee").

WHEREAS, on 01/12/2006, a certain Deed of Trust was executed by JACK P. ZUPAN as trustor, in favor of ASPEN TITLE & ESCROW, INC. as trustee and ACTION MORTGAGE COMPANY as beneficiary, and was recorded on 01/18/2006 as Document No. M06-01034 in the Office of Klamath County; and

WHEREAS, on 06/09/2015 in document no. 2015-005965, the beneficial interest in the Deed of Trust was assigned to the 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 me 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 recording as attachment to this document; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested (1) on 11/19/2018 to the owner(s) of the property secured by the mortgage as shown by public record, to be liable for part or all of the mortgage debt; and (2) to the parties shown on the public record as of 11/19/2018 to be liable for part or all of the mortgage debt; and (3) to the parties who as of 11/19/2018 had a lien on the property secured by the Mortgage as detailed in Exhibit "A" attached hereto and made a part hereof; and

Return to:


WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the HERALD AND NEWS on Pub 1: 12/06/2018, Pub 2: 12/13/2018, Pub 3: 12/20/2018; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 11/15/2018, as Document No. 2018-013909, Official Records said Klamath County; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held: Inside the main lobby of the Klamath County Courthouse, 316 Main St., Klamath Falls, OR 97601 on 12/27/2018 at 10:00 AM, in accordance with the terms of said Notice and the Act; at which THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND/OR ASSIGNS submitted the highest bid in the amount of \$125,305.82; 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));

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND/OR ASSIGNS**; the following described property located in Klamath County: LOTS 30 AND 31, BLOCK 10, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly Known As: 4415 PECK DRIVE, KLAMATH FALLS, OR 97603

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

Date: December 27, 2018

MORTGAGE LENDER SERVICES, INC.



Marsha Townsend, Chief Financial Officer

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.

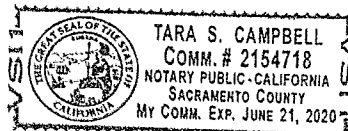
State of California
County of Sacramento

On December 27, 2018 before me, Tara S. Campbell, Notary Public, personally appeared Marsha Townsend 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.

Tara S. Campbell



This is to certify that the interest in real property conveyed by Deed or Grant Deed dated 12/27/2018 from Mortgage Lender Services, Inc. to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns is hereby accepted pursuant to its authority and hereby consents to recordation thereof by its authorized officer/Agent.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns.

By: Mortgage Lender Services, Inc., Commissioner for HUD

Marsha Townsend
Marsha Townsend, Chief Financial Officer

EXHIBIT "A"

JACK P. ZUPAN
4415 PECK DRIVE
KLAMATH FALLS, OR 97603

OCCUPANT
4415 PECK DRIVE
KLAMATH FALLS, OR 97603

THE HEIRS AND DEVISEES OF JACK P. ZUPAN
4415 PECK DRIVE
KLAMATH FALLS, OR 97603

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 SEVENTH STREET, S.W.
WASHINGTON, DC 20410

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK F.S.B.
500 NORTH RIDGE ROAD, STE. 500
ATLANTA, GA 30350