

Grantor's Name and Address:
Scott D. MacArthur, Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

Grantee's Name and Address:
William J. Schuster and Diane M. Schuster
101 Hart Circle
Shady Cove, OR 97539-9775

After recording return to:
William J. Schuster and Diane M. Schuster
101 Hart Circle
Shady Cove, OR 97539-9775

Until a change is requested all tax statements shall be sent to
the following address:
Same

2019-005851

Klamath County, Oregon



00241063201900058510030038

05/24/2019 02:04:24 PM

Fee: \$92.00

TRUSTEE'S DEED

THIS INDENTURE, Made this 24th day of May, 2019, between Scott D. MacArthur, hereinafter called trustee, and William J. Schuster and Diane M. Schuster, as Tenants by the Entirety, hereinafter called the second party;

WITNESSETH:

RECITALS: W. M. JOHN WELCH, as grantor, executed and delivered to AMERITITLE, INC., an Oregon Corporation, as trustee, for the benefit of WILLIAM J. SCHUSTER and DIANE M. SCHUSTER, husband and wife, as beneficiary, under a certain trust deed dated January 28, 2013, duly recorded on March 18, 2013, as instrument No. 2013-002892 of the Mortgage records of Klamath County, Oregon. In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations secured by said trust deed:

Failure to make payment in full on or before March 28, 2018

Failure to make payment of the 2016-2017 real property taxes in the amount of \$169.60, plus interest.

Failure to make payment of the 2017-2018 real property taxes in the amount of \$169.15, plus interest.

Failure to make payment of the 2018-2019 real property taxes in the amount of \$168.42, plus interest.

By reason of said default, the beneficiary declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$32,256.98 as of April 3, 2018, plus costs incurred and interest.

A notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on

January 4, 2019, at Volume No. 2019, at page 000115 et seq, to which reference now is made.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice to the grantor(s) and occupant(s) of the time for and place of sale of said real property as fixed by the trustee and as required by law; copies of the Trustee's 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 address of the persons or their legal representatives, if any, named in ORS 86.740(1) and (2)(a), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.740(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs, together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to said notice of sale, the undersigned trustee on May 24, 2019 at the hour of 12:00 o'clock, P.M., of said day, in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$37,569.36, said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$37,569.36, receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said 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 said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 27 in Block 1 of Tract 1077, LAKEWOODS SUB. UNIT NO. 3, 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, second party's heirs, successors-in-interest and assigns forever.

