

2019-009686

Klamath County, Oregon



00245851201900096860040048

08/23/2019 10:49:42 AM

Fee: \$102.00

After recording return to:

ROSA GROUP LLC
11912 MT PITT RD BOX 39
MACDOEL,, CA 96058

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

ROSA GROUP LLC
11912 MT PITT RD BOX 39
MACDOEL,, CA 96058

Returned at Counter

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED

T.S. No.: 079110-OR Loan No.: *****5743

THIS INDENTURE, made 7/15/2019, between CLEAR RECON CORP hereinafter called trustee, and ROSA GROUP LLC, hereinafter called the second party:

WITNESSETH:

RECITALS: EDWARD P ROSE, III AND RAELEEN J ROSE, HUSBAND AND WIFE, as grantor, executed and delivered to AMERITITLE, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR LOANDEPOT.COM, LLC DBA IMORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS., as beneficiary, a certain Trust Deed dated 12/6/2013, duly recorded on 12/10/2013, as Instrument No. 2013-013603,, in 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 his performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said Trust Deed, being the beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; 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 3/8/2019, as Instrument No. 2019-002131 thereof, to which reference now is made.

After the recording of said Notice of Default, as aforesaid, CLEAR RECON CORP the undersigned trustee gave notice 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 86.76, at least 120 days before the date the property was sold, and a copy of 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 86.76440(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person. Copies of the Trustee's Notice of Sale was served in accordance with ORS 86.774(1) upon the occupants of the property described in the trust deed at least 120 days before the date the property was sold.

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If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.782(12) were mailed by registered or certified mail to the last known address of those persons listed in ORS 86.764 and 86.774(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 act 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 86.764(2)(b) or (2)(c).

Pursuant to said Notice of Sale, the undersigned trustee on 7/15/2019, at the hour of 1:00 PM, of said day, in accord with the standard of time established by ORS 187.110, 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 the trustee by said Trust Deed, sold said real property in one parcel at public auction to the said second party for the sum of \$151,000.00, the second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW THEREFORE, in consideration of the said sum so paid by the second party in lawful money of the United States, or by the satisfaction, pro tanto, of the obligation then secured by said Deed of Trust, 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 the 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 deed in and to the following described real property, to-wit:

PARCEL 1:

All that portion of TRACT 48 OF HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: (MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A)

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

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IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Date: JUL 16 2019

CLEAR RECON CORP



TAMMY LAIRD
FORECLOSURE MANAGER

PURSUANT TO CAL. CIVIL CODE § 1189:

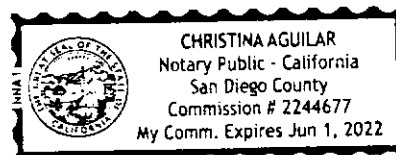
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA }
COUNTY OF SAN DIEGO }

On JUL 16 2019 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 (seal)
Notary Public
My Commission Expires: 6-1-22



PARCEL 1:

All that portion of TRACT 48 OF HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the West right-of-way line of the County Road known as Homedale Road, which bears South 0° 20' West 258.4 feet from the Northeasterly corner of said TRACT NO. 48, and running thence North 43° 30' West parallel with First Avenue in Homedale; 201.8 feet; thence at right angles North 46° 30' East 60 feet; thence at right angles South 43° 30' East 139 feet, more or less to the Westerly right-of-way line of said Homedale Road; thence South 0 degrees 20' West 86.61 feet, more or less, to the place of beginning.

PARCEL 2:

All that portion of TRACT NO. 48 OF HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of said TRACT NO. 48; thence North 54° 30' West 194.5 feet; thence North 43° 30' West 65.9 feet; thence North 46° 30' East 121 feet; thence South 43° 30' East 168.4 feet, more or less, to the Westerly line of Homedale Road; thence South 0° 20' West along the Westerly line of Homedale Road 121.5 feet, more or less, to the point of beginning.

PARCEL 3:

A parcel of land situated in TRACT NO. 48 OF HOMEDALE, a duly recorded subdivision, more particularly described as follows:

Beginning at a point which is South 00° 20' West 258.4 feet and North 43° 30' West 168.4 feet from the Northeast corner of said Tract 48; thence North 43° 30' West 33.4 feet; thence South 46° 30' West 121.0 feet to the Northeasterly line of Government Canal; thence South 43° 30' East 33.4 feet along said canal line to a point; thence North 46° 30' East 121.0 feet to the point of beginning.