

**2019-011297**

**Klamath County, Oregon**

09/27/2019 02:02:01 PM

Fee: \$97.00

**Recording Cover Sheet**

**When recorded mail to and  
Mail tax statements to:**

Law Offices of Jason C. Tatman  
5677 Oberlin Dr., Ste 210  
San Diego, CA 92121

TS# NR-51520-OR

**Title of the Transactions:**

Foreclosure Commissioner's Deed Upon Sale

**Direct Party:**

Johnny & Donna Millard

**Indirect Party**

The Secretary of Housing and Urban Development

**True & Actual Consideration:**

**Judgment Amount:**

RECORDING REQUESTED BY

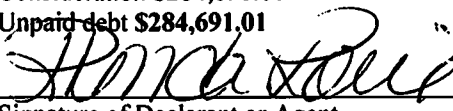
And When Recorded Mail To  
Secretary of Housing and Urban Development  
C/O Novad Management Consulting  
2401 NW 23<sup>rd</sup> Street Suite 1A1  
Oklahoma City, OK 73107

APN 219196

Space above this line for recorder's purposes

Order #: 02-19081512  
TS #: NR-51520-OR

Documentary Transfer Tax -0-  
Instrumentality of the U.S. Government  
Pursuant to Section 12, USCA 3764 (c)  
Grantee was the foreclosing beneficiary.  
Consideration \$284,691.01  
Unpaid debt \$284,691.01

  
Signature of Declarant or Agent

**FORECLOSURE COMMISSIONER'S  
DEED UPON SALE  
Pursuant to 12 USC, Section 3707 thru 3713**

This deed made this 9/12/2019 day by and between LAW OFFICES OF JASON C. TATMAN, Foreclosure Commissioner, ("Grantor") and The Secretary of Housing and Urban Development, ("Grantee").

WHEREAS, on 8/25/2009, a certain Deed of Trust was executed by JOHNNY MILLARD and DONNA MILLARD, AS TENANTS BY THE ENTIRETY, as trustor, in favor of FIDELITY NATIONAL TITLE INSURA, trustee, and WELLS FARGO BANK, N.A., beneficiary, and was recorded on 8/31/2009, as Instrument No. 2009-011635, in Book XX, Page XX, in the Office of the County Recorder of Klamath County, Oregon.

WHEREAS, on 3/16/2015, 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 LAW OFFICES OF JASON C. TATMAN 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 8/6/2019 as instrument number 2019-008864, book XX, page XX, in the Office of the County Recorder of Klamath County, Oregon; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on 8/15/2019, to JOHNNY MILLARD and DONNA MILLARD, the owner of the property secured by the deed of trust as shown by the public record on 8/31/2009, (2) on 8/15/2019, to the Secretary of Housing & Urban Development, the parties who, as of 8/31/2009, had a lien on the property secured by the deed of trust; and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the Herald & News on 8/16/2019, 8/23/2019, and 8/30/2019; and,

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed on 8/15/2019 as instrument No. 2019-009274, in the Office of the County Recorder of Klamath, Oregon and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 9/12/2019, at which **The Secretary of Housing and Urban Development submitted the highest bid in the amount of \$284,691.01; and**

WHEREAS, the trustor 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 trustor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, **the undersigned hereby grants, bargains, sells, and conveys The Secretary of Housing and Urban Development**, the following described property located in Klamath County, Oregon:

**All that portion of Government Lot 10 in Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of State Highway No. 62.**

**Commonly known as: 36440 HWY 62, CHILOQUIN, OR 97624**

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, JOHNNY MILLARD and DONNA MILLARD, AS TENANTS BY THE ENTIRETY, LAW OFFICES OF JASON C. TATMAN, 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.

LAW OFFICES OF JASON C. TATMAN  
Foreclosure Commissioner

By: \_\_\_\_\_

Jason C. Tatman



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 **SEP 23 2019** before me, Norah Rafiei, a Notary Public, personally appeared Jason C. Tatman, 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 \_\_\_\_\_

