

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

2020-001737

Klamath County, Oregon



00254409202000017370030036

02/12/2020 11:11:43 AM

Fee: \$92.00

Grantee's Name and Address:  
Carol A. Gay  
12150 Overland Drive  
Klamath Falls, OR 97603

After recording return to:  
Carol A. Gay  
12150 Overland Drive  
Klamath Falls, OR 97603

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

**TRUSTEE'S DEED**

THIS INDENTURE, Made this 10th day of February, 2020, between Scott D. MacArthur, hereinafter called trustee, and CAROL A. GAY, hereinafter called the second party;

**WITNESSETH:**

RECITALS: CHRISTOPHER B. MURDOCK and KARANA A. MURDOCK, as Tenants by the Entirety, as grantor, executed and delivered to CAROL A. GAY, as beneficiary, under a certain trust deed dated April 8, 2016, duly recorded on April 14, 2016, as instrument No. 2016-003801 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 payments in the amount of \$625.91 per month, beginning July 12, 2019.

Failure to pay home owners insurance due July 2, 2019 in the amount of \$769.00.

Failure to make payments in the amount of real property taxes for the tax year 2018-2019 in the amount of \$405.23 plus interest.

Failure to make payments in the amount of real property taxes for the tax year 2018-2019 in the amount of \$136.00 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: \$68,501.16 as of August 12, 2019, 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 October 7, 2019, at Volume No. 2019, at page 011614 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 and again after a two day notice of postponement was given 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 February 10, 2020 at the hour of 11:00 o'clock, A.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 \$74,658.70, 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 \$74,658.70, 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 11, Block 36, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

