

After Recording Return to:
Ben Freudenberg, Attorney at Law
Davis, Freudenberg, Day & Driver
600 N.W. Fifth Street
Grants Pass OR 97526

2020-002822
Klamath County, Oregon
03/05/2020 03:26:48 PM
Fee: \$92.00

Send Tax Statements To:
Robert Burstein
P.O. Box 288
Williams, Or. 97544
Consideration:\$121,930.09

TRUSTEE'S DEED

THIS INDENTURE, made on March 5, 2020, between Ben Freudenberg, hereinafter called Trustee, and Robert Burstein as an individual as to 76.8% and as Trustee of the Robert Burstein Retirement Plan as to 23.2%, hereinafter called the Second Party;

RECITALS:

Kyrin R. Greenwood, as Grantor, executed and delivered to First American Title Insurance Company, as Trustee, for the benefit of Robert Burstein as to 76.8% and Robert Burstein as Trustee of the Robert Burstein Retirement Plan as to 23.2%, as Beneficiary, a certain Trust Deed dated July 24, 2012, recorded on July 31, 2012, as Document No 2012-008387, Official 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 obligations secured by said Trust Deed are 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; an 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 Official Records of said county on July 8, 2019, as Document No. 2019-007648, thereof to which reference now is made.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by him 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 86.764(2), 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 86.764(2), promptly after the Trustee received knowledge of the disability, insanity or death of any such person, pursuant to ORS 86.764(3). 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.

Also, the Trustee gave the notice to Grantor as required by ORS 86.756 by personal service and by mail and affidavits and proofs of service to that effect have been duly recorded. Grantor did not timely request a meeting nor did she request a loan modification.

Grantor Kyrin R. Greenwood filed bankruptcy on November 20, 2019, under case 19-63512-tmr, United States Bankruptcy Court, District of Oregon. The original sale proceedings were stayed. An order granting relief from stay was filed on February 4, 2020, and the stay terminated on that date. The trustee abandoned the property by document dated January 14, 2020.

A sale date of March 5, 2020, was set and notice duly given by way of an Amended Trustee's Notice of Sale dated February 11, 2020. The mailing of said amended notice of sale is shown by an affidavit of mailing duly recorded prior to the date of sale set out in said notice.

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.

Pursuant to said Notice of Sale, the undersigned Trustee on March 5, 2020, at the hour of 11:30 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 him by said Trust Deed, sold said real property in one parcel at public auction to the said Second Party for the sum of \$121,930.09 it being the highest and best sum bid for said property. The true and actual consideration paid for the transfer is the sum of \$121,930.09 and the cancellation of indebtedness owed to the beneficiary under the trust deed.

NOW, THEREFORE, in consideration of the said sum as 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 has 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:

A tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 659.4 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 659.4 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more

particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 281.22 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 282.99 feet to the point of beginning.

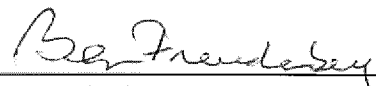
EXCEPTING THEREFROM any portion lying within the right of way of Miller Island Road.

TO HAVE AND TO HOLD the same unto the Second Party, their heirs, successor-in-interest and assigns forever.

In construing this instrument and wherever 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.

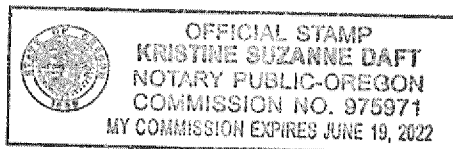
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND /SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

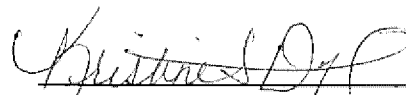
Signed at Grants Pass, Oregon on the day and year first above written.


Ben Freudenberg, Trustee

STATE OF OREGON)
) ss.
County of Josephine)

The foregoing instrument was acknowledged before me on March 5, 2020, by Ben Freudenberg, as Trustee.




Notary Public for Oregon