

2021-013523

Klamath County, Oregon



00286846202100135230040045

After recording, return to:

Lawrence F. Finneran
PO Box 359
Coos Bay, Oregon 97420

09/03/2021 02:33:25 PM

Fee: \$97.00

Consideration:

\$31,456.05

Send Tax Statements To:

Hannah L. Hill
2060 Sheridan Avenue
North Bend, Oregon 97459

TRUSTEE'S DEED

THIS INDENTURE is made between LAWRENCE F. FINNERAN, hereinafter called Trustee, and HANNAH L. HILL, hereinafter called Second Party.

WITNESSETH:

RECITALS:

WHEREAS, Connie Elaine Wimmer, as Grantor, executed and delivered to AmeriTitle, as Trustee, for the benefit of Hannah L. Hill, as Beneficiary, a certain Trust Deed dated October 1, 2015, and recorded on October 22, 2015, in the real property records of Klamath County, Oregon, as instrument no. 2015-011612. In that Trust Deed the real property therein and hereinafter described was conveyed by the Grantor to the Trustee to secure, among other things, the performance of certain obligations of the Grantor to the Beneficiary. The Grantor thereafter defaulted in performance of the obligations secured by the 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 the default, the owner and holder of the obligations secured by the Trust Deed, being the Beneficiary therein named, or the Beneficiary's successor in interest, declared all sums so secured immediately due and owing. A Notice of Default containing an election to sell the real property and to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on April 5, 2021, in the real property records of Klamath County, Oregon, as instrument no. 2021-005151, to which reference now is made.

After recording the Notice of Default the undersigned Trustee gave notice of the time for and place of sale of the real property, as fixed by the Trustee and as required by law. Copies of the Trustee's Notice of Sale, the Notice to Grantor Required by ORS 86.756, and the Foreclosure Avoidance Measure Notice Pursuant to the Provisions of ORS 86.748 were served pursuant to ORCP 7 D. (2) or mailed by both first class and certified mail with return receipt requested, to the last known address of each of the persons or their legal representatives, if any, designated by statute to receive such notices, at least 120 days before the date the property was sold. A Proof of Service indicating that the real property described in said Trust Deed was not

occupied was recorded on May 7, 2021, as instrument no. 2021-007305, real property records of Klamath County, Oregon. The Trustee published a copy of the Trustee's Notice of Sale in a newspaper of general circulation in the county in which the real property is situated once a week for four successive weeks. The last publication of the Trustee's Notice of Sale occurred more than 20 days prior to the date of sale. The mailing and/or service of the Trustee's Notice of Sale, the Notice to Grantor Required by ORS 86.756, and the Foreclosure Avoidance Measure Notice Made Pursuant to the Provisions of ORS 86.748, and the publication of the Trustee's Notice of Sale are shown by Affidavits and/or Proofs of Service duly recorded prior to the date of sale in the county records, and those Affidavits and Proofs, together with the Notice of Default and Election to Sell and the Notice of Sale being now referred to are hereby incorporated in and made a part of this Trustee's Deed the same as if fully set forth herein. The undersigned Trustee does not have actual notice that any person, other than the persons named in the abovesaid Affidavits and Proofs of Service as having or claiming a lien on or interest in the real property, is entitled to notice pursuant to the provisions of ORS 86.764(2).

The undersigned Trustee, on August 24, 2021, at 1:30 p.m., in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon the Trustee by the Trust Deed, sold the real property in one parcel at public auction to the above named second party for the sum of \$31,456.05 said second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the second party, the receipt whereof is hereby acknowledged, and by the authority vested in the Trustee by the laws of the state of Oregon and by the 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 the Trust Deed, together with any interest the Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, in and to the following described real property, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.


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

In construing this instrument, and whenever the context so requires, the singular includes the plural; "Grantor" includes any successor in interest to the Grantor, as well as each and every person owing an obligation, the performance of which is secured by the Trust Deed; "Trustee" includes any successor Trustee; "Beneficiary" includes any successor in interest of the Beneficiary first named above; and, "Person" includes a 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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document.

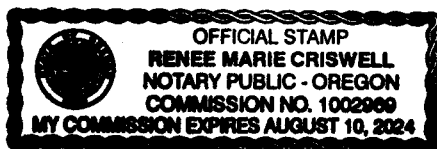
DATED this 31st day of August, 2021.


Lawrence F. Finneran, Trustee

STATE OF OREGON)
)
County of Coos)

August 31, 2021

Personally appeared before me the above named Lawrence F. Finneran who in his capacity as Trustee under that certain Trust Deed recorded as instrument no. 2015-011612, real property records of Klamath County, Oregon, acknowledged the foregoing instrument to be his voluntary act and deed.



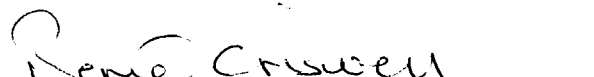

Notary Public - State of Oregon

EXHIBIT "A"

PARCEL 1:

Lot 17 and the Northeasterly 20 feet of Lot 18 in Block 6 of TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Northwesterly 75 feet of Lot 17 and the Westerly 75 feet of the Northeasterly 20 feet of Lot 18 in Block 6 of TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 19 and the Southwesterly 40 feet of Lot 18 in Block 6 of TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Tax Account Nos. 501139 and 875529)