

After Recording Return To:
Eugene V. Anderson
Davis, Hearn, Anderson & Turner, PC
515 East Main Street
Ashland OR 97520

2021-015063
Klamath County, Oregon
10/05/2021 03:07:01 PM
Fee: \$97.00

TRUSTEE'S DEED

Eugene V. Anderson, of 515 East Main St., Ashland, Oregon referred to herein as Grantor, as Successor Trustee of the Trust Deed described below hereby grants and conveys to Eugene V. Anderson, individually, referred to herein as Grantee, without covenant or warranty, express or implied, all the real property located in Klamath County, Oregon, described as follows:

Real property in the County of Klamath, State of Oregon, described as follows:

Lot Three (3) in Block Three (3), of Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as **15208 Clover Creek Road, Keno, Oregon.**

NOTE: This legal description was created prior to January 1, 2008.

Tax Parcel Number : 3908-031B0-04200; Account # 499865

This conveyance is made pursuant to the powers conferred on the Grantor by the Deed of Trust dated July 05, 2002, recorded as Klamath County Official Records Document Vol. M02 Page 40065, executed by Linda Tipton to secure the Promissory Note to the order of James H. Woodard, in the original amount of \$61,500.00 plus interest, which Deed of Trust was assigned to Eugene V. Anderson by an Assignment of Trust Deed by the Beneficiary or Beneficiary's Successor in Interest dated August 15, 2012 and recorded as Klamath County Official Records Document # 2012 - 009303. On June 19, 2019 the Successor Trustee caused to be recorded a Notice of Default, in the Official Records of Klamath County, Oregon, as Document No. 2019-006909, and after the fulfillment of the conditions specified in the Trust Deed authorizing this conveyance as follows.

SECTION ONE DEFAULT UNDER THE TRUST DEED

Breach and Default were made under the terms of the Trust Deed in the particulars set forth in the Notice of Default referred to below, which default continued until the time of sale.

SECTION TWO NOTICE TO SELL PROPERTY

On June 5, 2019 the then beneficiary of the Trust Deed and holder of the promissory note secured thereby executed and delivered to the Successor Trustee under the Trust Deed a written declaration of default and demand for sale. Thereafter there was filed for record on June 19, 2019 in the office of the County Recorder of the above mentioned county, a notice of default and of the election to cause the trustee to sell the property to satisfy the obligations secured by the Trust Deed, which notice was duly recorded as Document No. 2019-006909, in the official records of Klamath County, Oregon.

//
//

SECTION THREE
NOTICE OF PUBLIC SALE OF THE PROPERTY

The Successor Trustee under the Trust Deed, as the result of the declaration of default, election, and demand for sale and the lapse of 120 days after the notice of default and election to cause sale was recorded, and in compliance with the terms of the Trust Deed, executed its notice of trustee's sale, stating that it, as such Successor Trustee, by virtue of the authority granted to it, would sell, at public auction to the highest bidder, for cash, the property described above, and fixing a time and place of sale as December 6, 2019 at 10:00a.m., at the front entrance of the Klamath County Circuit Court, 316 Main St., Klamath Falls, Oregon, and caused copies to be mailed, certified return receipt requested on Grantor, all persons having a recorded interest in the subject real property, and upon any occupants of the real property described above, if any, on June 19, 2019. The Notice of Default and Sale was duly published as prescribed by statute in the Klamath Falls Herald and News, a newspaper of general circulation, on July 12; 19; 26 and August 2, 2019.

SECTION FOUR
COMPLIANCE WITH STATUTORY AND TRUST DEED REQUIREMENTS

All applicable statutory provisions of Oregon law, and all of the provisions of the Trust Deed have been complied with as to the acts performed and notices given.

SECTION FIVE
PUBLIC SALE OF PROPERTY

The Successor Trustee, at the time and place of sale fixed as stated above, appeared, on December 6, 2019 at 10:00 a.m., local time, at the front entrance of the Klamath County Circuit Court, 316 Main St., Klamath Falls, Oregon, and then and there the Successor Trustee sold, at public auction, to the Grantee herein, who was the highest bidder therefor, the above described real property, for the sum of \$85,400.00, which was the total amount owing as of the date of the sale under the Trust Deed and promissory note secured thereby.

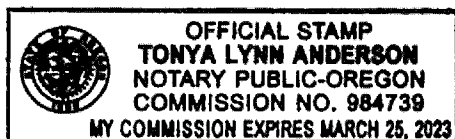
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

DATED this 5th day of October, 2021.

Eugene V. Anderson, Successor Trustee

State of Oregon)
) SS.
County of Jackson)

This instrument was acknowledged before me on the 5th day of October, 2021 by Eugene V. Anderson.



Tonya L. Anderson
Notary Public for the State of Oregon
My commission expires: 3-25-2023