

**Recording Requested By
First American Mortgage Solutions**

After recording return to:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010
Until a change is requested all tax statements
Shall be sent to the following address:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010

2022-012768
Klamath County, Oregon
10/27/2022 02:51:02 PM
Fee: \$97.00

T.S. No.: **OR-20-877503-RM**

Space above this line is for recorders use only

Title Order No.: **8762045**

True and Actual Consideration Paid is: **\$313,952.84**

APN: **041-506740/3909-001BB-00100**

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made **10/26/2022**, between **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, (hereinafter "trustee"), and **Federal Home Loan Mortgage Corporation ("Freddie Mac")**, a corporation organized and existing under the laws of the United States of America. (hereinafter "the second party"):

WITNESSETH:

RECITALS:

JEBEDIAH DEE BAUGHER, as grantor, executed and delivered to **First American Title Insurance Company Of Oregon**, for the benefit of **Mortgage Electronic Registration Systems, Inc.**, solely as nominee for **BCK Capital Inc., Its Successors and Assigns**, as beneficiary, a trust deed dated **3/31/2015**, duly recorded on **3/31/2015**, as fee/ file/ instrument/ microfilm/ reception number **2015-002858** in the mortgage records of **KLAMATH County, Oregon**. The interest in the trust deed has since been transferred to the foreclosing entity the current beneficiary ("Current Beneficiary"). In said trust deed, the real property therein and hereinafter described ("Property") was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the original beneficiary. The grantor thereafter defaulted in the 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.

Because of the default(s), the Current Beneficiary under the trust deed or its successor in interest declared all sums secured by the trust deed immediately due and owing; therefore a notice of default, containing an election to sell the Property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations owed to the Current Beneficiary was recorded in the mortgage records of said county on **3/31/2022** as fee/ file/ instrument/ microfilm/ reception number **2022-004095**.

After recording the Notice of Default and at least 120 days before the date the property was sold, a copy of the Notice of Sale and a copy of the Danger Notice required by ORS 86.756 were served by the trustee of record 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 all required/interested parties in ORS 86.764. 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. The Notice of Sale was served upon the occupant of the property described in the trust deed pursuant to ORS

86.774(1). Pursuant to ORS 86.782(12), if the foreclosure proceedings were stayed and released from the stay, copies of an amended notice of sale were mailed by registered or certified mail to the last-known address of the persons listed in ORS 86.764 and 86.774(1), and all other persons required to receive the notice. Further, pursuant to ORS 86.774(2) a copy of the notice of sale was published in a newspaper of general circulation in each of the counties where the property is located, once a week for four successive weeks, the last publication occurred at least 20 days prior to the date of the sale. An affidavit of mailing of the Notice of Sale (if any), an affidavit of service (if any), an affidavit of service attempts and posting (if any), and an affidavit of publication were recorded in the county on or before the date of the trustee's sale, pursuant to ORS 86.774(3).

Pursuant to the notice of sale, and any notice of postponement and/or amended notice of sale, the undersigned trustee on **10/20/2022** at the hour of **1:00 PM**, 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 said trust deed, sold the Property in one parcel at public auction to the Current Beneficiary for the sum of **\$313,952.84**, being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of **\$313,952.84**.

NOW THEREFORE, in consideration of the sum paid by the Current Beneficiary in a credit bid, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee, under direction of the Current Beneficiary as the winning bidder, does hereby convey unto the second party all interest the grantor had or had the power to convey at the time of the 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 deed in and to the following described real property, to-wit:

Beginning at a point which lies 519 feet North and East 660 feet from the intersection of the North line of Climax Street and the East line of Madison Street in Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and which is a point 24 feet North along the West line of Ogden Street and 660 feet East of the Northwest corner of the School District lot described in Volume 100 of Deeds, page 269, Klamath County, Oregon; thence East 330 feet; thence South 387 feet; thence East 270 feet; more or less, to the West line of Patterson Street; thence North along the West line of Patterson Street to the South line of Shasta Way; thence West along the South line of Shasta Way to the West line of Ogden Street; thence South along the West line of Ogden Street to the place of beginning, being a portion of the W1/2 NW1/4 of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian. EXCEPTING THEREFROM any portion that lies within Ogden Street. ALSO EXCEPTING THEREFROM, Beginning at a 5/8 inch iron pin on the East line of Ogden Street, said point being North 0°28' West, 24 feet and North 89°24' East 60 feet from the Southeast corner of Lot 6, Madison Park, thence North 0°28' West along the East line of Ogden Street 254.46 feet; thence North 89°32' East, perpendicular to said East line 270 feet; thence South 0°28' East, parallel to said East line 253.83 feet; thence South 89°24' West 270 feet to the point of beginning. AND ALSO EXCEPTING THEREFROM, that portion deeded to Klamath County, a political subdivision for road purposes which recorded March 31, 1995 in Volume M95 page 7747, records of Klamath County, Oregon. AND FURTHER EXCEPTING THEREFROM, a tract of land situated in the NW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the Westerly right of way line of Patterson Street, from which the NW1/16 corner of said Section 1 bears South 89°50'00" East 30.00 and South 00°10'00" West 62.05 feet; thence North 89°51'43" West 267.20 feet; thence North 00°18'37" East 640.90 feet; thence South 89°41'23" East 265.60 feet to a point on the said Westerly right of way line; thence South 00°10'00" West 640.10 feet to the point of beginning , with bearings based on record of Survey 5679 on file at the office of the Klamath County Surveyors.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, the second party understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the current Trustee made no representations to the second party

concerning the Property and that the current Trustee owed no duty to make disclosures to the second party concerning the Property, the second party relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

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.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: OR-20-877503-RM

Date: 10/26/22

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

By: Janice Stavee, Assistant Secretary

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: Washington

County of: King

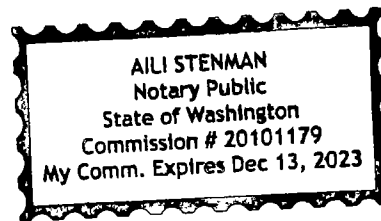
On OCT 26 2022 before me, Aili Stenman a notary public, personally appeared Janice Stavee, Assistant Secretary, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Aili Stenman
Signature



FATICO submits this document for recordation as a courtesy for physical convenience only. FATICO has not examined this document for its validity, sufficiency, or effect, if any, upon title to the real property described herein.