

2023-000754
Klamath County, Oregon



02/03/2023 12:03:16 PM

Fee: \$92.00

TRUSTEE'S DEED UPON SALE

From:
ZBS Law, LLP , as Successor Trustee,
Grantor,

To:
Sarah Richey
Purchaser at Sale, Grantee

True and Accurate Consideration Paid \$137,857.00 at Trustee's Sale

AFTER RECORDING RETURN AND SEND NEW TAX STATEMENTS TO:

Sarah Richey
2513 Market St.
Malin, OR 97632

Returned at Counter

Information regarding Foreclosed Trust Deed

Mortgage Electronic Registration Systems, Inc.
("MERS"), as designated nominee for Quicken Loans
Inc., beneficiary of the security instrument, its
successors and assigns
Beneficiary under Original Trust Deed

Property Information
Purported Street Address:
2670 WASHINGTON ST
MALIN, OREGON 97632

Ignacio G. Garcia and Norma Garcia, husband and wife **Grantor under Original Trust Deed** **The Tax**
Assessor's Account ID for the real property is purported to be: R125634 / 4112-015BC-00100

Pacific Northwest Company of Oregon, Inc.
Trustee under Original Trust Deed

Original trust deed recorded:
3/6/2013, as Instrument No. 2013-002446,

TS NO. 21-62305

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made 1/12/2023, between ZBS Law, LLP , as Successor Trustee (hereinafter called trustee),
and Sarah Richey hereinafter called the Purchaser at Sale:

REFERENCE IS MADE to that certain Deed of Trust (hereafter referred to as the Trust Deed) made by: Ignacio G. Garcia and Norma Garcia, husband and wife, as the Grantor, ZBS Law, LLP , as the Trustee and, Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Quicken Loans Inc., beneficiary of the security instrument, its successors and assigns, as the Beneficiary dated 2/28/2013 and recorded on 3/6/2013, as Instrument No. 2013-002446, in the mortgage records of Klamath County, Oregon.

In said Trust Deed the real property herein 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 his performance of the obligations secured by said 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 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; 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 obligations was recorded in the mortgage records of said county on 8/5/2022 as Recording No. 2022-009586, to which reference now is made.

After the recording of said Notice of Default, ZBS Law, LLP the 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 86.740(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 pursuant to ORCP 7D(2) and 7D(3) or otherwise was posted pursuant to ORS 86.750(1) 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 act 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 act 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 ORS86.740(1)(b) or (1)(c).

Pursuant to said Notice of Default, Notice of Sale, and proclamation(s) of postponement (if any), the undersigned trustee on 1/12/2023, at the hour of 1:00 PM, of said day, in accord with the standard of time established by ORS 187.110, 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 Purchaser at Sale for the sum of \$137,857.00 paid by the Purchaser at sale, 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 \$137,857.00 such sum being bid and paid by the Purchaser at Sale.

NOW THEREFORE, in consideration of the said sum so paid by the Purchaser at Sale, 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 Purchaser at Sale all interest which the grantor had or had the power to convey at the time of the 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 deed in and to the following described real property located in Klamath, county, OR to-wit:

LOT 1 OF TRACT 1011, KALINA ADDITION TO THE CITY OF MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH, OREGON.
Tax Parcel Number: R125634 / 4112-015BC-00100

To have and to hold the same unto the Purchaser at Sale, his heirs, successors-in-interest and assigns forever.

In constructing this instrument and whenever 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.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand;

Dated: 01/13/23

ZBS Law, LLP

By: Amber L. Labrecque
Amber L. Labrecque, Esq., OSB#094593
ZBS Law, LLP
Authorized to sign on behalf of the trustee

State of OREGON

County of CLACKAMAS

I certify that this document was signed or attested before me on JANUARY 13th, 2023 by Amber L. Labrecque, Esq. on behalf of ZBS Law, LLP.

Noor
NOTARY NAME NOORIYAH RASHEED
NOTARY PUBLIC: STATE OF OREGON
COMMISSION NO: 1025393
MY COMMISSION EXPIRES: JUNE 23rd, 2026

