

AFTER RECORDING RETURN TO:

Christopher B. Matheny
Matheny Law, LLC
1644 Liberty Street SE
Salem, OR 97302

Until a change is requested all tax statements

Shall be sent to the following address:

IRA Services Trust Company CFBO:
Jeffrey Thomas Hendricks, IRA Account #724348
2900 NE 232nd Avenue
Camas WA 98607

Consideration:

\$129,388.02

SUCCESSOR TRUSTEE'S DEED UPON SALE

THIS INDENTURE made December 1, 2023, between Christopher B. Matheny of Matheny Law, LLC, (the "**Successor Trustee**" or "**Grantor**"), and IRS Services Trust Company CFBO: Jeffrey Thomas Hendricks, IRS Account #724348 (the "**Beneficiary**" or "**Buyer**").

Pursuant to said Notice of Sale, the Successor Trustee on December 1, 2023 at 10:00 am of said day, in accord with the Standard of Time established by ORS 187.110 which was the day and hour set in the Amended Notice of Sale and at the place so fixed for sale, as aforesaid in full accordance with the law of the State of Oregon and pursuant to the powers conferred upon said Trust Deed, sold said real property at public auction to the said Buyer for the sum of \$129,388.02, with the sum being a credit bid of sums due and owing to Buyer, with Buyer being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

Recitals.

Reference is made to that certain trust deed (the "**Trust Deed**"), the original parties and other information of which are as follows:

Grantor:	Samuel S. Shaw and Ronita R. Shaw
Trustee:	D. Eugene Pierson
Beneficiary:	IRA Services Trust Company CFBO: Jeffrey Thomas Hendricks, IRA Account #724348
Date:	December 21, 2018
Recording Date:	December 21, 2018 and January 3, 2019
Recording Reference:	2018-015487 and 2019-000045
County of Recording:	Klamath County, Oregon

The Trust Deed encumbered certain real property described therein (the "**Property**") to secure performance of obligations of the Grantor of the Beneficiary. Thereafter, the Beneficiary informed the Successor Trustee that the obligations were in default and declared default, including an acceleration of all sums due and owing.

On October 25, 2022, Christopher B. Matheny of Matheny Law, LLC was appointed the Successor Trustee by the Beneficiary in the Appointment of Successor Trustee recorded as follows:

Recording Date: October 25, 2022
Recording Reference: 2022-012662
County of Recording: Klamath County, Oregon

Pursuant to the Oregon Trust Deed Act (the “Act”), the Successor Trustee recorded a Notice of Default and Election to Sell as follows:

Recording Date: February 24, 2023
Recording Reference: 2023-001318
County of Recording: Klamath County, Oregon

Pursuant to the Act, the Successor Trustee recorded an Amended Notice of Default and Election to Sell as follows:

Recording Date: July 21, 2023
Recording Reference: 2023-006120
County of Recording: Klamath County, Oregon

The Notice of Default and Election to Sale and the Amended Notice of Default and Election to Sell are collectively referred to herein as the “**Notice of Default.**”

The Successor Trustee served a Successor Trustee’s Notice of Sale on all parties entitled thereto under the Act. The Successor Trustee hereby certifies that any valid requests for information under ORS 86.786 have been responded to within the time prescribed by statute.

Pursuant to the Successor Trustee’s Notice of Sale, the Successor Trustee on December 1, 2023, at the hour of 10:00 a.m., at the place so fixed for the sale, sold the Property in one parcel at public auction to the Buyer for the sum of \$129,388.02, which sum was the highest and best bid at the sale and the true and actual consideration paid for this transfer.

Conveyance.

Successor Trustee conveys to IRA Services Trust Company CFBO: Jeffrey Thomas Hendricks, IRA Account #724348 (the “Buyer”) 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 which the Grantor or Grantor’s successors in interest acquired after the execution of the Trust Deed in and to the Property legally described as follows:

Lots 2, 3, 4, 5, 6, 7, 8, 11, 12, 13 and 14 of Block 1 and Lots 1, 9 and 10, Block 2, SECOND ADDITION to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as: 315 N. Baker Avenue, Chiloquin, Klamath County, Oregon.

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 construing this notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Successor Trustee" and "Beneficiary" include their respective successors in interest, if any. The Successor Trustee has authorized the undersigned attorney to sign this instrument on behalf of the Successor Trustee.

SUCCESSOR TRUSTEE



Christopher B. Matheny, OSB #023843
Matheny Law, LLC

STATE OF OREGON)
County of Marion) ss.

This instrument was acknowledged before me on December 19, 2023, by Christopher B. Matheny of Matheny Law, LLC, Successor Trustee.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-15-2025

