

2024-010404

Klamath County, Oregon

12/02/2024 01:54:01 PM

Fee: \$112.00

RECORDING REQUESTED BY

TLS

And When Recorded Mail To  
The Secretary of Housing and Urban Development  
451 7th Street S.W.  
Washington, DC 20410

Forward Tax Statements to  
the address given above

APN 3809-029BD-02200


Space above this line for recorder's purposes

Order #: 5007941-801213

TS #: 241009681

FHA #: 431-4694141

Documentary Transfer Tax -0-  
Instrumentality of the U.S. Government  
Pursuant to Section 12, USCA 3764 (c)  
Grantee was the foreclosing beneficiary.  
Consideration \$217,366.73  
Unpaid debt \$217,366.73

  
Signature of Declarant or Agent

**FORECLOSURE COMMISSIONER'S  
DEED UPON SALE**

**Pursuant to 12 USC, Section 3707 thru 3713**

This deed made this 12/2/2024 day by and between Mortgage Lender Services, Inc, Foreclosure Commissioner ("Grantor"), and **The Secretary of Housing and Urban Development** ("Grantee").

WHEREAS, on 3/19/2009, a certain Deed of Trust was executed by Lee E. Hanseth and Janie A. Hanseth, husband and wife, as trustor, in favor of Northwest Trustee Services, Inc, trustee, and Golf Savings Bank, beneficiary, and was recorded on 3/24/2009, as Instrument No. 2009-004178, in the Office of the County Recorder of Klamath County, Oregon; and,

WHEREAS, on 8/10/2023, the beneficial interest in the Deed of Trust was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and,

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated Mortgage Lender Services, Inc as foreclosure commissioner to conduct a non-judicial foreclosure of the Deed of Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded on 10/14/2024 as instrument number 2024-008926, in the Office of the County Recorder of Klamath County, Oregon; and,

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 11/5/2024 to

Lee E. Hanseth

Janie A. Hanseth

Secretary of HUD

Bonnie Salmon

Viola Safarian

Elizabeth Hanseth

who is either:

- (1) the owner of property secured by the deed of trust as shown by the public record on 10/21/2024
- (2) the parties shown on the public record as of 10/21/2024 to be liable for part or all of the secured debt
- (3) the parties who, as of 10/21/2024, had a lien on the property secured by a deed of trust; and,

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the Herald and News on 10/30/2024, 11/6/2024, and 11/13/2024; and,

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 10/21/2024, as Instrument No. 2024-009156, in Book , Page in the Office of the County Recorder of Klamath County, Oregon; and,

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 12/2/2024, at which The Secretary of Housing and Urban Development submitted the highest bid in the amount of \$217,366.73; and,

WHEREAS, the trustor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and,

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the trustor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys The Secretary of Housing and Urban Development, the following described property located in Klamath County, Oregon:

**PARCEL 1**

**All that part of Lots 6, 7, and 8, in Block 73 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning on the Easterly side of Shaft Street, now Harriman Street, at a point 40 feet Southwesterly from the Northwest corner of Lot 7, said Block and Addition; thence Southeasterly and parallel to the Southerly line of Lot 6, 120 feet to the Easterly line of Lot 8; thence Northeasterly along the Easterly line of Lots 8 and 6, 50 feet; thence Northwesterly and parallel to the Southern line of Lot 6, 120 feet to the Easterly line of Harriman Street; thence Southwesterly along the Easterly line of Harriman Street, 50 feet to the place of beginning.**

**PARCEL 2**

**The Northerly 10 feet of the Southwesterly 20 feet of Lot 6 in Block 73 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Commonly known as: 1981 Harriman Ave, Klamath Falls, OR 97601**

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, Lee E. Hanseth and Janie A. Hanseth, husband and wife, Mortgage Lender Services, Inc, or any other party claiming by, through or under them on the date the deed of trust referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

Mortgage Lender Services, Inc  
Foreclosure Commissioner

By: Rachel Seropian  
Rachel Seropian, Trustee Sale Officer

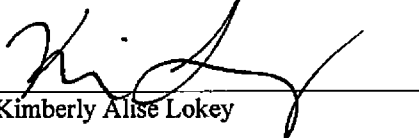
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA  
COUNTY OF San Diego

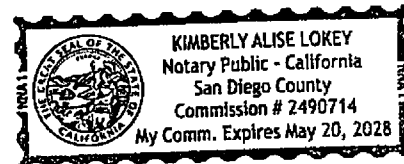
On 12/2/2024 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Kimberly Alise Lokey

(Seal)



FHA# 431-4694141  
TS# 241009681

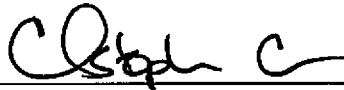
**CERTIFICATE OF ACCEPTANCE**

12/2/2024

Pursuant to the provisions of Government Code Section 27281 this <sup>12/2/2024</sup> is to certify that the interest in real property conveyed by the Trustee's Deed Upon Sale dated, to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, a government agency, is hereby accepted by the undersigned agent and the grantee consents to the recordation thereof.

Date: 10/29/2024

SECRETARY OF HOUSING AND URBAN DEVELOPMENT



Name:

Title: Christopher Cole  
Loan Servicing Manager