

2024-011268

Klamath County, Oregon



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12/31/2024 03:11:45 PM

Fee: \$92.00

Recording Requested by:

After Recording Return to:

GALT541 LLC

519 Main Street

Klamath Falls, OR 97601

Mail all tax statements to above address

Grantor/Trustee: Affinia Default Services, LLC

Grantee: GALT541 LLC

DOT Recording No. 2019-005027

Notice of Default Recording No. 2024-006334

Notice of Sale Recording No. 2024-010596

Assessor's Tax Parcel No(s): 3809-029AC-04100

True and Actual Consideration Paid: \$152,000.00

TS No. 24-00502OR

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made December 27, 2024, between Affinia Default Services, LLC ("Trustee"), and **GALT541 LLC** ("Grantee" or "Second Party"):

Charlene Clymer, as grantor, executed and delivered to **AmeriTitle, Inc.**, for the benefit of **Mortgage Electronic Registration Systems, Inc.**, as designated nominee for **BCK Capital Inc.**, an Oregon Corporation, beneficiary of the security instrument, its successors and assigns as beneficiary, a trust deed dated **May 8, 2019**, duly recorded on **May 9, 2019** in **Klamath County, Oregon**, as number **2019-005027**. The interest in the trust deed has now been transferred to the foreclosing lender, the current Beneficiary. In said trust deed, the real property therein and hereinafter described as the "Property", was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of those obligations secured by the trust deed as state in the notice of default and such default still existed at the time of the sale.

Because of the default(s), the beneficiary 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 the grantor's obligations owed to the beneficiary was recorded under file no. 2024-006334.

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 or mailed by both first class and certified mail with return receipt requested to the last known address of all required/interested parties by the Trustee, or their agent, pursuant to ORS 86.764. The Trustee has no actual notice of any person, other than the persons named in the affidavits and proofs as having or claiming a lien on, or interest in the Property, entitled to notice pursuant to ORS 86.764. The notice of sale was served upon the occupant of the Property 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 the amended notice of sale were mailed by 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 notice. Further, pursuant to ORS 86.774(2) the trustee published a copy of the notice of sale in a paper of general circulation in each of the counties where the Property is located, once a week for four consecutive weeks, the last publication occurring at least 20 days prior to the date of the sale. An affidavit of mailing of the notice of sale, 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 **December 12, 2024** at the hour of 1:00PM, 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 Grantee for the sum of **\$152,000.00**, being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of **\$152,000.00**.

NOW THEREFORE, in consideration of the sum paid by the Grantee, 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 does hereby convey unto the Grantee all interest the original grantor under the trust deed had the time of execution of the same, together with any interest the original grantor under the trust deed, or their successors in interest acquired after the execution of the trust deed in and to the Property, fully described as follows:

**Lots 5 and 6 in Block 25 of Second Addition to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.**

Commonly known as: **1926 Sargent Ave, Klamath Falls, OR 97601**

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this deed, the Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no

representations to the Grantee concerning the Property, and that the Trustee owed no duty to make disclosures concerning the Property except as required by law, and that the Grantee relied solely upon their own due diligence investigation before electing to bid on 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 THE APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SINGING 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 THE 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.

DATED: 12/27/24

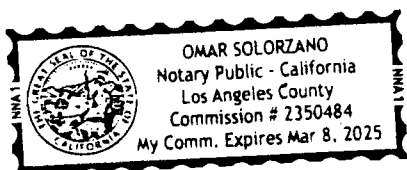
Affinia Default Services, LLC

By: [Signature]
Name: Brandon Gutierrez
Title: Officer

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I certify that I know or have satisfactory evidence that Brandon Gutierrez is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as a/an Officer of Affinia Default Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-27-24



[Signature]
Notary Public
Print Name Omar Solorzano
My commission expires 3-8-25