

2025-000949

Klamath County, Oregon

Returned at Counter



0033847420250009490020027

02/12/2025 10:55:31 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Mika N. Bair
Bair Law, LLC
517 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Margaret A. Pickrell
Post Office Box 1267
Klamath Falls OR 97602

TRUSTEE'S DEED

TRUSTEE: Mika N. Bair, formerly known as Mika N. Blain, Successor Trustee

BUYER: Margaret A. Pickrell, Buyer

TRUE AND ACTUAL CONSIDERATION: \$-0-. The actual consideration consists of or includes other property or other value given.

RECITALS:

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

Grantor: Robert D. Griffin
Trustee: AmeriTitle, an Oregon corporation
Beneficiary: Margaret A. Pickrell
Date: May 10, 2007
Recording Date: May 15, 2007
Recording Reference: 2007-008872
County of Recording: Klamath County, Oregon

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

On April 26, 2024, Mika N. Bair, formerly known as Mika N. Blain, Attorney at Law, was appointed the Successor Trustee by the Beneficiary in the Appointment of Successor Trustee recorded as follows:

Recording Date: May 13, 2024
Recording Reference: 2024-003748
County of Recording: Klamath County, Oregon

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

Recording Date: August 22, 2024
Recording Reference: 2024-007349
County of Recording: Klamath County, Oregon

The Trustee served a Trustee's Notice of Sale and the notice required under ORS 86.756 on all parties entitled thereto under the Act within the time required by ORS 86.764(1) and 86.774. The Trustee hereby certifies that any valid requests for information under ORS 86.786 have been

responded to within the time prescribed by statute. The Trustee further certifies that proof of compliance with ORS 86.774(3) and (4) has been recorded.

CONVEYANCE:

Trustee conveys to 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:

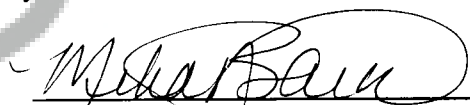
Parcel 2 of Land Partition 3-99, being located in portions of Lots 9 and 10, Block 3 of SECOND ADDITION TO ALTAMON ACRES, situated in the SW¼ SE¼ of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-010DC-01605 and
Tax ID Nos. 885327 and 59297

More commonly referred to as 4502 Bisbee Street, Klamath Falls OR 97603

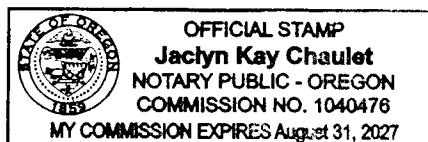
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 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.

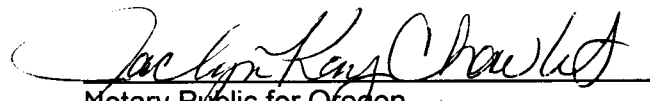
In construing this notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.


Mika N. Bair, formerly known as Mika N. Blain, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 5, 2025, by Mika N. Bair, formerly known as Mika N. Blain, as Successor Trustee.




Notary Public for Oregon
My Commission Expires: August 31, 2027