

2025-002623

Klamath County, Oregon

04/11/2025 09:30:01 AM

Fee: \$117.00

After Recording Return To:
SERVICELINK
ATTN: LOAN MODIFICATION SOLUTIONS
320 COMMERCE, SUITE 100
IRVINE, CA 92602

Until change is requested, all tax statements shall
be sent to the following address:
TARA LEE DOHMAN
2942 ALTAMONT DR
KLAMATH FALLS, OR 97603

Tax Account Number: 528352

[Space Above This Line For Recording Data]

Investor Loan No: 0233585207
FHA Case #: 004317583145703

LOAN NO.: 4002232298

240695024-NT

18472268

OREGON DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is given on **March 27, 2025**. The Borrower is **TARA LEE DOHMAN AND JOHN ALBERT DOHMAN JR, WIFE AND HUSBAND** Whose address is **2942 ALTAMONT DR, KLAMATH FALLS, OR 97603** ("Borrower"). This Security Instrument is given to the Secretary of Housing and Urban Development and its successors and assigns, and whose address is 451 Seventh Street, SW, Washington, DC 20410 ("Lender"). Trustee is **AMERITITLE, LLC**. Borrower owes Lender the principal sum of **Sixty One Thousand Seven Hundred Thirty Seven and 98/100ths Dollars (U.S. \$61,737.98)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **April 1, 2055**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with the power of sale the following described property located in **KLAMATH** County, OREGON:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

which has the address of **2942 ALTAMONT DR, KLAMATH FALLS, OR 97603**, ("Property Address");

This Mortgage is subordinate to the Mortgage between **TARA LEE DOHMAN AND JOHN ALBERT DOHMAN JR, WIFE AND HUSBAND** (Borrower), and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE**



CORPORATION (Lender), dated **February 27, 2023** and recorded on **February 28, 2023** in the real property records of **KLAMATH** County in Book, Volume, or Liber No. **N/A**, at Page **N/A** (or as Instrument Number **2023-001399**) in the amount of **\$274,928.00**, as assigned and/or modified, if applicable.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances or record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant agree as follows:

UNIFORM COVENANTS.

1. Payment of Principal. Borrower shall pay when due the principal of the debt evidenced by the Note.

2. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

3. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

4. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 20410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security



Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. Acceleration; Remedies. If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Note, Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Secretary under this paragraph or applicable law.

Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in the Note or this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall give notice of sale in the manner prescribed by Applicable Law to Borrower and to other persons prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

8. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

9. Substitute Trustee. Lender may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.



10. Attorneys' Fees. As used in this Security Instrument and in the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

11. Required Evidence of Property Insurance.

WARNING

Unless you provide us with evidence of the insurance coverage as required by our contract or loan agreement, we may purchase insurance at your expense to protect our interest. This insurance may, but need not, also protect your interest. If the collateral becomes damaged, the coverage we purchase may not pay any claim you make or any claim made against you. You may later cancel this coverage by providing evidence that you have obtained property coverage elsewhere.

You are responsible for the cost of any insurance purchased by us. The cost of this insurance may be added to your contract or loan balance. If the cost is added to your contract or loan balance, the interest rate on the underlying contract or loan will apply to this added amount. The effective date of coverage may be the date your prior loan coverage lapsed or the date you failed to provide proof of coverage.

The coverage we purchase may be considerably more expensive than insurance you can obtain on your own and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by Applicable Law.

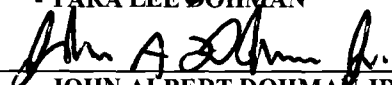
**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Security Instrument to give notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.


Borrower - TARA LEE DOHMAN

Date: 3/31/2025


Borrower - JOHN ALBERT DOHMAN JR

Date: 3/31/2025



ACKNOWLEDGMENT

State of Oregon
County of Klamath

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§

This instrument was acknowledged before me on 31 March 2025 by TARA LEE DOHMAN AND JOHN ALBERT DOHMAN JR.



Expires Jan. 18, 2028

(Seal)

Patricia Horton
Signature of Notarial Officer

Patricia Horton
Printed Name

Notary
Title or Rank

My Commission Expires: 18 January 2028

Loan Originator Organization: Lakeview Loan Servicing, LLC by its attorney-in-fact M&T Bank, NMLSR ID: 3114
Individual Loan Originator's Name NMLSR ID: N/A





EXHIBIT A

BORROWER(S): TARA LEE DOHMAN AND JOHN ALBERT DOHMAN JR, WIFE AND HUSBAND

LOAN NUMBER: 4002232298

LEGAL DESCRIPTION:

STATE OF OREGON, COUNTY OF KLAMATH, AND DESCRIBED AS FOLLOWS:

LOT 24 IN BLOCK 5 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE SOUTHERLY 10 FEET AS CONVEYED TO KLAMATH COUNTY BY DEED RECORDED MAY 14, 1961 IN VOLUME 329, PAGE 593, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THE EAST 5.0 FEET OF LOT 24, BLOCK 5, FIRST ADDITION TO ALTAMONT ACRES FOR ROAD PURPOSES, TOGETHER WITH ALL ABUTTER'S RIGHTS OF ACCESS, BETWEEN THE ABOVE DESCRIBED PARCEL AND GRANTOR'S REMAINING REAL PROPERTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY BY DEED RECORDED JANUARY 17, 2012 IN 2012-000359, DEED RECORDS OF KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ALTAMONT DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF HILYARD AVENUE, SAID POINT BEING 10.00 FEET NORTHERLY AND 5.00 FEET WESTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE SOUTHEAST CORNER OF LOT 24, BLOCK 5 OF FIRST ADDITION TO ALTAMONT ACRES; THENCE NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE, 13.50 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE SOUTHWESTERLY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HILYARD AVENUE, SAID POINT BEING 13.50 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE 13.50 FEET TO THE POINT OF BEGINNING, ALL IN KLAMATH COUNTY, OREGON.

Tax Account Number: 528352

ALSO KNOWN AS: 2942 ALTAMONT DR, KLAMATH FALLS, OR 97603

