

2025-004058

Klamath County, Oregon

05/29/2025 01:52:01 PM

Fee: \$117.00

After Recording Return To:
RUTH RUHL, P.C.
Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

**Until a change is requested, all tax statements
shall be sent to the following address:**
1 Corporate Drive, Suite 360
Lake Zurich, Illinois 60047

[Space Above This Line For Recording Data]

Loan No.: 1488769470

Investor Loan No.: 0231262396

FHA Case No.: 431-7417043-703-203B

PARTIAL CLAIM DEED OF TRUST

THIS SUBORDINATE DEED OF TRUST ("Security Instrument") is given on May 9th, 2025. The Grantor is AMY L. WILLHITE and KODY W. STILES, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP, whose address is 627 DELTA ST, KLAMATH FALLS, Oregon 97601 ("Borrower"). The trustee is Old Republic National Title Insurance Company ("Trustee"). The beneficiary is the Secretary of Housing and Urban Development, and whose address is 451 Seventh Street SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of twelve thousand four hundred ninety three and 66/100 Dollars (U.S. \$12,493.66). 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 December 1st, 2051. 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 2 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, irrevocably warrants, grants and conveys to Trustee in trust, with power of sale, the following described property located in KLAMATH County, Oregon:

Loan No.: 1488769470

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
which has the address of 627 DELTA ST, KLAMATH FALLS, Oregon 97601.

("Property Address");

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 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 of 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 and 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. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration unless Applicable Law provides otherwise). 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.

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 Subordinate Note, the 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 Lender under this Paragraph or Applicable Law.

Loan No.: 1488769470

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. Protective Advances. This Security Instrument secured any advances Lender, at its discretion, may make to protect Lender's interest in the Property and rights under this Security Instrument.

12. Required Evidence of Property Insurance.

WARNING

Unless you provide us with evidence of the insurance coverage as required by our contract or loans 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 purchase 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 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.

Loan No.: 1488769470

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

5/22/25
Date

Amy L Willhite (Seal)
AMY L. WILLHITE -Borrower

5/22/25
Date

Kody W Stiles (Seal)
KODY W. STILES -Borrower

Date

(Seal)
-Borrower

Date

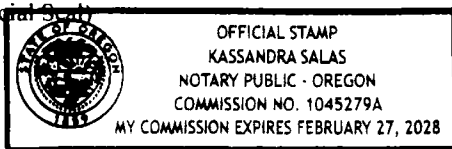
(Seal)
-Borrower

State of Oregon §
County of Klamath §

On this 22 day of may, 2025, personally appeared the above named
AMY L. WILLHITE and KODY W. STILES
and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me:

(Official Seal)



Kassandra Salas
Notary Public for Oregon

My Commission Expires: february 27, 2028

EXHIBIT "A"

Lot 3 in Block 4 of FAIRVIEW ADDITION NO. 2, in the City of Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax ID #: 300560

Loan No.: 1488769470

EXHIBIT "B"

**PARTIAL CLAIM
BANKRUPTCY DISCLOSURE RIDER**

THIS PARTIAL CLAIM BANKRUPTCY DISCLOSURE RIDER ("Rider") is given on the 9th day of May, 2025 and is incorporated into and shall be deemed to amend and supplement the Note and Security Instrument (collectively the Partial Claim Note and Partial Claim Security Instrument") of the same date made by AMY L. WILLHITE and KODY W. STILES (the "Borrower"), and the Secretary of Housing and Urban Development (the "Lender"), covering the property described in the Partial Claim Note and Partial Claim Security Instrument located at:

627 DELTA ST, KLAMATH FALLS, Oregon 97601

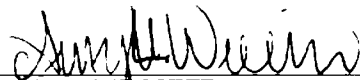
In addition to the covenants and agreements made in the Partial Claim Note and Partial Claim Security Instrument, Borrower and Lender covenant and agree as follows:

1. On November 9th, 2021, Borrower executed a Note and Security Instrument in the amount of \$207,570.00, recorded in KLAMATH, Oregon.
2. **Borrower subsequently filed a Chapter 7 bankruptcy and, Lender's final approval of the Partial Claim Note and Partial Claim Security Instrument is contingent upon approval by the bankruptcy court.**
3. Borrower will seek a discharge in a Chapter 7 bankruptcy proceeding **AFTER** the execution of the Partial Claim Note and Partial Claim Security Instrument.
4. Borrower has or reasonably expects to have the ability to comply with the terms specified in the Partial Claim Note and Partial Claim Security Instrument.
5. The Partial Claim Note and Partial Claim Security Instrument was entered into consensually and will not affect the discharge of Borrower's personal liability with respect to any amount payable under the Note, identified above in Paragraph 1, which Partial Claim Note represents a portion of the Note – discharged debt – and, nothing herein shall be construed to impose liability to repay any such obligations where any obligations have been so discharged.
6. Borrower understands and acknowledges that Borrower has had an opportunity to consult an attorney of Borrower's own choosing before Borrower executed the Partial Claim Note, Partial Claim Security Instrument and this Rider, and Borrower has either consulted with an attorney or has declined the opportunity to consult with an attorney.

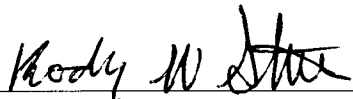
Loan No.: 1488769470

Except as otherwise specifically provided in this Rider, the terms of the Partial Claim Note and Partial Claim Security Instrument will remain unchanged and in full effect.

5/22/25
Date

 (Seal)
AMY L. WHITE -Borrower

5/22/25
Date

 (Seal)
KODY W. STILES -Borrower

Date

(Seal)
-Borrower

Date

(Seal)
-Borrower