

2025-005265

Klamath County, Oregon

06/27/2025 08:33:01 AM

Fee: \$107.00

2024-00041-OR

Trustee's Deed Upon Sale

**RE: Trust Deed from
DEAN C PEDLAR JR. Grantor**

**To: Premium Title Agency, Inc. DBA PTS Foreclosure
Services. Successor Trustee**

**After recording return to:
The Federal Savings Bank
C/O PHH Mortgage Corporation
1661 Worthington Road, Suite 100, West Palm Beach,
FL 33409
Phone: 877-744-2506**

**Until a change is requested, all tax statements shall be
sent to the following address:
The Federal Savings Bank
C/O PHH Mortgage Corporation
1661 Worthington Road, Suite 100, West Palm Beach,
FL 33409
Phone: 877-744-2506**

TRUSTEE'S DEED UPON SALE

TS # 2024-00041-OR

APN # Account No.: 633611 Map No.: 3809-033DD-02100

THIS INDENTURE, Made 06/20/2025, between, Premium Title Agency, Inc. DBA PTS Foreclosure Services, hereinafter called trustee, and The Federal Savings Bank, hereinafter called the second party;

Pursuant to said original/amended notice of sale, the undersigned trustee on 05/22/2025 at the hour of 10:00 AM of said day, in accord with the Standard of time established by ORS 187.110 (which was the day and hour to which said sale was postponed as permitted by ORS 86.782 (2)) and at the place so fixed for sale, as aforesaid in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$147,087.50, protanto, said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

WITNESSETH:

Recitals: DEAN C PEDLAR JR. as Grantor, executed and delivered Fidelity National Title Insurance Company, A California Corporation, as Trustee, for the benefit of The Federal Savings Bank AS LENDER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns as

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Beneficiary a Trust Deed Dated 07/09/2021 and recorded 07/23/2021, as Instrument No. 2021-011372, of Official Records in the office of the Recorder of Klamath County, Oregon.

In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations secured by said trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or beneficiary's successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded on 12/27/2024 in said mortgage records, as Instr. No 2024-011144, to which reference now is made. After the recording of said notice of default, as aforesaid the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by the trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D(2) and 7D(3) or mailed by both first class and certified mail with return receipt requested, to the last-known address of the persons or their legal representatives, if any, named in ORS 86.764 (2) and (4), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last known address of the guardian, conservator or administrator or executor of any person named in ORS 86.764 (4), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D(2) and 7D(3) or pursuant to ORS 86.774 (1) at least 120 days before the date the property was sold, . If the foreclosure proceedings were stayed and released from the stay copies of the Amended Notice of Sale in the form required by ORS 86.782(12) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.764 and ORS 86.774 (1) and to the address provided by each person who was present at the time and place set for sale which was stayed within 30 days after the release from the stay. Further the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four consecutive weeks, the last publication of said notice occurred more than twenty days prior to the date of such sale. In accordance with ORS 86.782(2), if the foreclosure sale was postponed for one or more periods that total not more than 180 days from the original sale date, a copy of each postponement notice giving the new sale date, time, and place was mailed at least fifteen days before the new sale date in the manner required under ORS 86.764 to the grantor and to any person whom notice of the sale was given under ORS 86.771. All notices of postponements were also made by public proclamation at the time and place set for sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs, together with the said notice of default and election to sell, the trustee's notice of sale, the affidavit of beneficiary's compliance with the foreclosure avoidance requirements under ORS 86.748, and the Danger Notice, along with any Amended Notice thereto and any Notice of Postponement of Sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.764 (2)(b) and (2)(c).

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Grantor (Trustee) hereby certifies that any valid requests for information under ORS 86.786 have been responded to within the time allowed by statute.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash or by credit bid if the second party was the beneficiary of said Trust Deed, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trustee deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

LOT 22 IN BLOCK 305 OF DARROW 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.

The street or other common designation, if any, of the real property described above is purported to be: 2503 WHITE AVE, KLAMATH FALLS, OR 97601,. The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation .

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other person owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed thereunto by order of its Board of Directors.

This instrument will 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 approved uses.

DATED: June 20, 2025

Premium Title Agency, Inc. DBA PTS Foreclosure Services

By 

Karita Robinson , Trustee Sale Assistant

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STATE OF TEXAS
COUNTY OF EL PASO

On June 20, 2025 before me, Delia Madrid, Notary Public, Personally appeared Karita Robinson, Trustee Sale Assistant, 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.

WITNESS my hand and official seal.


Notary Name Delia Madrid

(Seal)



