



MTC br8081am

AFTER RECORDING RETURN TO:  
Deborah K. Vincent, Attorney  
P.O. Box 4606  
Medford, Oregon 97501

**2025-006267**

**Klamath County, Oregon**

**07/21/2025 02:01:01 PM**

**Fee: \$107.00**

SEND TAX STATEMENTS TO:

Bruce Robert Whiteaker, Trustee  
616 Ventana Del Robles  
Templeton, CA 93465

### **TRUSTEE'S DEED**

SUCCESSOR TRUSTEE: Deborah K. Vincent ("Trustee")

BUYER: Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of the Bruce  
and Cathleen Whiteaker Living Trust dated March 28, 2016 ("Buyer")

TRUE AND ACTUAL CONSIDERATION: \$95,029.98 (Credit Bid)

### **RECITALS**

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

Grantor: Jeremy Ricker

Trustee: AmeriTitle, LLC

Beneficiary: Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of the Bruce  
and Cathleen Whiteaker Living Trust dated March 28, 2016

Dated: October 19, 2022

Recorded Date: October 27, 2022

Instrument No.: 2022-012744

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.

Deborah K. Vincent was appointed the Trustee by the Beneficiary in the Appointment of Successor Trustee recorded as follows:

Recording Date: February 20, 2025

Recording Reference: 2025-001183

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: February 20, 2025

Recording Reference: 2025-001185

County of Recording: Klamath County, Oregon

The Trustee served a Trustee's Notice of Sale as 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) (if any) has been recorded.

On **July 15, 2025, at 1:30 p.m.**, at the time and place designated in the Notice of Sale, Trustee offered the property for sale at public auction. No bidders other than the Beneficiary's attorney appeared. The property was sold to the Beneficiary, the Buyers named herein, for the amount of **\$95,029.98**, the full amount then owing on the Trust Deed, by **credit bid**, which was accepted as the highest and best bid. Said sum is the true and actual consideration paid for the conveyance herein.

#### 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:

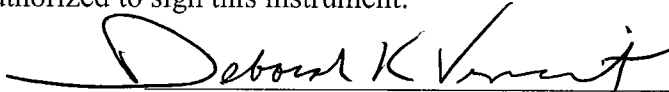
The following property being situated in the NE ¼ of the NE ¼ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon described as follows:

BEGINNING AT the Northeast corner of the Northeast quarter of Section 1 in Township 40 South of Range 7, East of the Willamette Meridian and running thence West 100 feet along the Section line of said Section to a point; thence North 30 feet, more or less, to the Southeast corner of that certain Warranty Deed recorded in Volume M85, page 15346, Microfilm records of Klamath County, Oregon, being the true point of beginning; thence West along the South line of said Deed Volume 125 feet; thence, South, at right angles to said Section line to a point on the Northerly line of Highway 66; thence, Easterly along the said Northerly line of said Highway to a point South of the point of beginning; thence, North to the point of beginning.

More commonly known as: **15709 Highway 66, Keno, Oregon 97627**

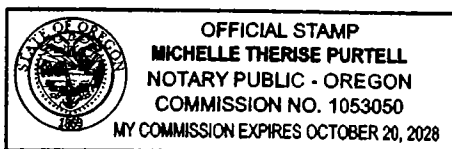
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 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. The undersigned attorney is also the Successor Trustee and both are authorized to sign this instrument.

  
Deborah K. Vincent OSB#964942  
Successor Trustee/Attorney for Beneficiary(s)

STATE OF OREGON           )  
                                          ) ss  
COUNTY OF JACKSON    )

This instrument was acknowledged before me on July 17, 2025,  
by DEBORAH K VINCENT as Successor Trustee.



  
NOTARY PUBLIC FOR OREGON

My Commission Expires: OCTOBER 20, 2028