

2025-007236

Klamath County, Oregon

08/18/2025 08:41:01 AM

Fee: \$97.00

TRUSTEE'S DEED UPON SALE

From:
ZBS Law, LLP , as Successor Trustee,
Grantor,

To:
NewRez LLC, D/B/A Shellpoint Mortgage Servicing
Purchaser at Sale, Grantee

True and Accurate Consideration Paid \$510,254.29 at Trustee's Sale

AFTER RECORDING RETURN AND SEND NEW TAX STATEMENTS TO:
NewRez LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743

Information regarding Foreclosed Trust Deed

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS"), AS DESIGNATED
NOMINEE FOR PRIME CHOICE FUNDING, INC.,
BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Beneficiary under Original Trust Deed

Property Information
Purported Street Address:
11435 HILL RD
KLAMATH FALLS, OREGON 97603

SONDRA N. HAMILTON Grantor under Original Trust Deed The Tax Assessor's Account ID for the
real property is purported to be: 3910-03200-02301 / 870123

AMERITITLE
Trustee under Original Trust Deed

Original trust deed recorded:
10/30/2020, as Instrument No. 2020-014112.

TS NO. 23-65959

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made 8/7/2025, between ZBS Law, LLP , as Successor Trustee (hereinafter called trustee), and NewRez LLC, D/B/A Shellpoint Mortgage Servicing hereinafter called the Purchaser at Sale:

REFERENCE IS MADE to that certain Deed of Trust (hereafter referred to as the Trust Deed) made by: SONDRA N. HAMILTON, as the Grantor, ZBS Law, LLP , as the Trustee and, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PRIME CHOICE FUNDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the Beneficiary dated 10/26/2020 and recorded on 10/30/2020, as Instrument No. 2020-014112, in the mortgage records of Klamath County, Oregon.

In said Trust Deed the real property herein 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 his 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 his 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 obligations was recorded in the mortgage records of said county on 3/31/2025 as Recording No. 2025-002310, to which reference now is made.

After the recording of said Notice of Default, ZBS Law, LLP the trustee gave notice of the time for and place of sale of said real property as fixed by them 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(1) and (2)(a), 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(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person: the Notice of Sale was served pursuant to ORCP 7D(2) and 7D(3) or otherwise was posted pursuant to ORS 86.774(1) at least 120 days before the date the property was sold, pursuant to ORS 86.774(1).

If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.782(6) were mailed by registered or certified mail to the last known address of those persons listed in ORS 86.764 and 86.774(1) and to the address provided by each person who was present at the time and place act for the 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 successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such 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 and the Trustee's Notice 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(1)(b) or (1)(c).

Pursuant to said Notice of Default, Notice of Sale, and proclamation(s) of postponement (if any), the undersigned trustee on 8/7/2025, at the hour of 1:00 PM, of said day, in accord with the standard of time established by ORS 187.110, 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 him by said Trust Deed, sold said real property in one parcel at public auction to the Purchaser at Sale for the sum of \$510,254.29 paid by the Purchaser at sale, being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$510,254.29 such sum being bid and paid by the Purchaser at Sale.

NOW THEREFORE, in consideration of the said sum so paid by the Purchaser at Sale, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the state of Oregon and by said Trust Deed, the Trustee does hereby convey unto the Purchaser at Sale all interest which the grantor had or had the power to convey at the time of the grantor's execution of said Trust Deed, together with any interest the said grantor or his successors in interest acquired after the execution of said deed in and to the following described real property located in Klamath county, OR to-wit:

PARCEL 1 OF LAND PARTITION 63-00, BEING A PORTION OF LOT 7 BLOCK 1 OF TRACT 1109, CHALET VISTA (PARCEL 2 OF MLP NO. 8-87), SITUATED IN THE SE 1/4 SW 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Parcel Number: 3910-03200-02301 / 870123

To have and to hold the same unto the Purchaser at Sale, his heirs, successors-in-interest and assigns forever.

In constructing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor as well as each and all other persons 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 set his hand:

Dated: 8/12/2025

ZBS Law, LLP

By: Amber L. Labrecque
Amber L. Labrecque, Esq., OSB#094598

ZBS Law, LLP

Authorized to sign on behalf of the trustee

State of OREGON

County of CLACKAMAS

I certify that this document was signed or attested before me on 8/12/2025 by Amber L. Labrecque, Esq. on behalf of ZBS Law, LLP.

Jeannette Lynn Cao

Notary Name: Jeannette Lynn Cao
Notary Public: State of Oregon
Commission No. 1038986
Commission Expires: July 17, 2027
Personally known or produced identification _____
Type of identification produced _____

