

Returned at Counter

2025-007471  
Klamath County, Oregon

After recording return to:  
Casita Bonita  
3612 Birddog Dr  
Klamath Falls, OR 97603



08/22/2025 12:09:38 PM

Fee: \$97.00

Until a change is requested all tax statements  
Shall be sent to the following address:

Casita Bonita  
3612 Birddog Dr  
Klamath Falls, OR 97603

SPACE ABOVE LINE FOR RECORDER'S USE

**TRUSTEE'S DEED**

T.S. No.: 132311-OR      Loan No.: \*\*\*\*\*7102

Consideration: \$182,000.00

THIS INDENTURE, made 8/7/2025, between CLEAR RECON CORP hereinafter called trustee, and Casita Bonita, hereinafter called the second party:

**WITNESSETH:**

RECITALS: ROBERT HARMAN COOPER, AN UNMARRIED MAN, as grantor, executed and delivered to AMERITITLE, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as beneficiary, a certain Trust Deed dated 8/12/2021, duly recorded on 8/17/2021, as Instrument No. 2021-012561, in the mortgage records 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 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 said obligations was recorded in the mortgage records of said county on 3/28/2025, as Instrument No. 2025-002255 thereof, to which reference now is made.

After the recording of said Notice of Default, as aforesaid, CLEAR RECON CORP 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 86.76, at least 120 days before the date the property was sold, and a copy of 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 86.76440(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person. Copies of the Trustee's Notice of Sale was served in accordance with ORS 86.774(1) upon the occupants of the property described in the trust deed at least 120 days before the date the property was sold.

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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(12) 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 set 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(2)(b) or (2)(c).

Pursuant to said Notice of Sale, 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 the trustee by said Trust Deed, sold said real property in one parcel at public auction to the said second party for the sum of \$182,000.00, the second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW THEREFORE, in consideration of the said sum so paid by the second party in lawful money of the United States, or by the satisfaction, pro tanto, of the obligation then secured by said Deed of Trust, 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 second party 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, to-wit:

ALL THAT PORTION OF THE NW ¼ SE ¼ OF SECTION 2, IN TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 30 FEET SOUTH AND 20 FEET EAST OF THE CENTER OF SAID SECTION 2, THENCE EAST ALONG THE SOUTH LINE OF THE LAKEVIEW HIGHWAY, 162.5 FEET; THENCE SOUTH AND AT RIGHT ANGLES TO SAID HIGHWAY LINE 780 FEET; THIS SAID LAST MENTIONED POINT BEING THE POINT OF BEGINNING OF THE BOUNDARIES OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 70 FEET TO A POINT; THENCE RUNNING WESTERLY AND PARALLEL TO SAID HIGHWAY LINE 162.5 FEET TO A POINT; THENCE RUNNING NORTHERLY AND AT RIGHT ANGLES TO SAID HIGHWAY LINE 70 FEET TO A POINT; THENCE RUNNING EASTERLY AND PARALLEL TO SAID HIGHWAY LINE 162.5 FEET TO THE SAID POINT OF BEGINNING BEING A PORTION OF LOT 1 OF KIELSMEIER ACRE TRACTS.

In construing 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.

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Loan No.: \*\*\*\*\*7102

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Date: AUG 12 2025

CLEAR RECON CORP

  
Monica Chavez  
Authorized Signor

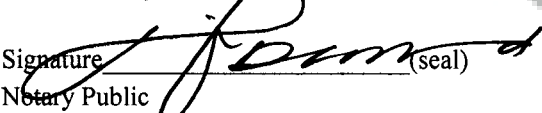
PURSUANT TO CAL. CIVIL CODE § 1189:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On AUG 12 2025 before me, Jennifer De La Merced, a Notary Public, personally appeared Monica Chavez, 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)  
Notary Public  
My Commission Expires: **JAN 16 2028**

