

2025-011630

Klamath County, Oregon

12/30/2025 03:14:01 PM

Fee: \$102.00

After recording return to:
SN Servicing Corporation
323 5th Street
Eureka, CA 95501

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

U.S. Bank Trust National Association, as Trustee of the FW Series I Trust
323 5th Street
Eureka, CA 95501

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED

T.S. No.: 25-15510 Loan No.: 9484

THIS INDENTURE, made 12/24/2025, between GHIDOTTI BERGER, LLP
Hereinafter called trustee, and U.S. Bank Trust National Association, as Trustee of the FW Series I Trust

hereinafter called the second party:

WITNESSETH:

RECITALS: LUANNE D DUNNING AND STACEY E ALLEN, WIFE AND HUSBAND, as grantor, executed and delivered to GHIDOTTI BERGER, LLP, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC. ITS SUCCESSORS AND ASSIGNS, as beneficiary, a certain Trust Deed dated 6/30/2006, duly recorded on 6/30/2006, in the mortgage records of Klamath County, Oregon, as Instrument No. M06-13381.

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 8/11/2025 as Instrument No. 2025-006980 thereof, to which reference now is made.

After the recording of said Notice of Default, as aforesaid, GHIDOTTI BERGER, LLP the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by him 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 86.740(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 86.740(1), 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) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1).

TRUSTEE'S DEED

T.S. No.: 25-15510

Loan No.: 9484

If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last known address of those persons listed in ORS 86.740 and 86.750(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 act 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 ORS86.740(1)(b) or (1)(c).

Pursuant to said Notice of Sale, the undersigned trustee on 12/23/2025, at the hour of 10:00 AM, 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 said second party for the sum of \$211,896.27, he 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 \$211,896.27.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, 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:

See attached Exhibit A

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.

TRUSTEE'S DEED

T.S. No.: 25-15510
Loan No.: 9484

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized 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 CITIES OR COUNTIES PLANNING DEPARTMENT TO VERIFY APPROVED USES.

12-29-2025
GHIDOTTI BERGER, LLP



Daniel Ross
OSB# 112979

State of: Washington
County of: King

On 12/29/2025 before me, Ryan Patrick Anderson the undersigned, a Notary Public in and for said State, personally appeared Daniel Ross personally known to me (or 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.

Signature 

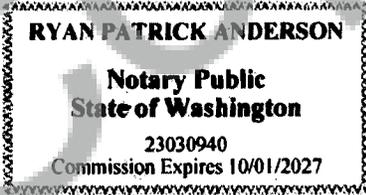


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 of the N1/2 of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the Southwest corner of said N1/2 SW1/4; thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of Section 8, a distance of 660 feet; thence South parallel to the West line of said Section 8, a distance of 396 feet; thence West along the South line of said N1/2 SW1/4, a distance of 660 feet to the point of beginning.

PARCEL 2

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said N1/2 SW1/4, thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of said Section 8, a distance of 660 feet; thence South parallel to the West line of said Section 8, a distance of 396 feet; thence West along the South line of said N1/2 SW1/4 a distance of 660 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS OF RECORD:

A strip of land 20 feet in width lying parallel with and immediately adjacent to the Easterly boundaries of Lot 17 and the E1/2 of the SE1/4 of Section 1 and the NE1/4 of NE1/4 and the Northerly 7 rods of the SE1/4 of the NE1/4 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A strip of land, 20 feet in width lying parallel with and immediately adjacent to the Northerly boundaries of Lots 17 and 19 in Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, extending from the Easterly boundary of right of way of the Bonanza Malin Highway to the Easterly boundary line of said Section 1 a distance of approximately.

A 30 foot easement along the North boundary of the S1/2 of Section 7, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
(Affects Parcel 1)

A non-exclusive easement 10 feet wide for the purpose of installing and maintaining a water pipeline, recorded in Volume M77, page 22383 and also in Volume M77, page 22385, Microfilm Records of Klamath County, Oregon.

Also a non-exclusive easement to use a strip of land 30 feet wide along the West side of the N1/2 of the SW1/4 of Section 8, as recorded in Volume M77, page 22379 and also in Volume M77, page 22381, Microfilm Records of Klamath County, Oregon.
(Affects Parcel 2)