

2026-004109
Klamath County, Oregon
05/08/2026 03:21:02 PM
Fee: \$107.00

RECORDING REQUESTED BY

And When Recorded Mail To
The Secretary of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Forward Tax Statements to
the address given above

APN **4008-02700-00300**

Space above this line for recorder's purposes

Order #: **OYOR-08016907**
TS #: **250919795**
FHA #: **431-4666240**

Documentary Transfer Tax -0-
Instrumentality of the U.S. Government
Pursuant to Section 12, USCA 3764 (c)
Grantee was the foreclosing beneficiary.
Consideration **\$320,964.54**
Unpaid debt **\$320,964.54**


Signature of Declarant or Agent

**FORECLOSURE COMMISSIONER'S
DEED UPON SALE**
Pursuant to 12 USC, Section 3707 thru 3713

This deed made this 1/8/2026 day by and between ALLSTATE RECONVEYANCE COMPANY D/B/A TOTAL LENDER SOLUTIONS, Foreclosure Commissioner ("Grantor"), and **The Secretary of Housing and Urban Development** ("Grantee").

WHEREAS, on 6/3/2009, a certain Deed of Trust was executed by Francis Joseph Flowers, as trustor, in favor of Amerititle, trustee, and Eagle Home Mortgage LLC, beneficiary, and was recorded on 6/8/2009, as Instrument No. 2009-007879, in the Office of the County Recorder of Klamath County, Oregon; and,

WHEREAS, on 2/8/2018, the beneficial interest in the Deed of Trust was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and,

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated Allstate Reconveyance Company d/b/a Total Lender Solutions., as foreclosure commissioner to conduct a non-judicial foreclosure of the Deed of Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded on 9/4/2025 as instrument number 2025-007858, in the Office of the County Recorder of Klamath County, Oregon; and,

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 12/15/2025 to

Francis Joseph Flowers

Secretary of HUD

Carter-Jones Service, Inc.

State of Oregon County of Klamath

who is either:

- (1) the owner of property secured by the deed of trust as shown by the public record on 12/8/2025
- (2) the parties shown on the public record as of 12/8/2025 to be liable for part or all of the secured debt
- (3) the parties who, as of 12/8/2025, had a lien on the property secured by a deed of trust; and,

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the Herald and News on 12/17/2025, 12/24/2025, and 12/31/2025; and,

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 12/8/2025, as Instrument No. 2025-010935, in the Office of the County Recorder of Klamath County, Oregon; and,

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 1/8/2026, at which The Secretary of Housing and Urban Development submitted the highest bid in the amount of \$320,964.54; and,

WHEREAS, the trustor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and,

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the trustor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys The Secretary of Housing and Urban Development, the following described property located in Klamath County, Oregon:

That portion of the W1/2 of the NW1/4 lying Southwesterly of the Keno-Worden Road in Section 27, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Commonly known as: 17840 KENO WORDEN RD, KLAMATH FALLS, OR 97603

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, Francis Joseph Flowers, ALLSTATE RECONVEYANCE COMPANY D/B/A TOTAL LENDER SOLUTIONS., or any other party claiming by, through or under them on the date the deed of trust referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

ALLSTATE RECONVEYANCE COMPANY D/B/A
TOTAL LENDER SOLUTIONS
Foreclosure Commissioner

By: 
Rachel Seropian, Assistant Vice President

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 CA
COUNTY OF San Diego

On 5/7/2026 before me, Diana Rivera, a notary public personally appeared, Rachel Seropian 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.


Diana Rivera

(Seal)



FHA# 431-4666240
TS# 250919795

CERTIFICATE OF ACCEPTANCE

Pursuant to the provisions of Government Code Section 27281 this is to certify that the interest in real property conveyed by the Trustee's Deed Upon Sale dated 1/8/2026, to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, a government agency, is hereby accepted by the undersigned agent and the grantee consents to the recordation thereof.

Date: 3/5/2026

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Name: TREVOR MEYER
Title: A/T Contract Manager