



County Clerk's Office
Nancy Blankenship, County Clerk

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www.co.deschutes.or.us

Re: Researching Foreclosures in Deschutes County

Thank you for your interest in researching foreclosures in Deschutes County. Researching our records online is simple once you learn about several documents our office receives for recording and the search techniques needed to find them.

As you begin to research Deschutes County public records there are several matters you should keep in mind.

- (1) Our searchable index covers recorded documents from 1985 to the present.
- (2) Images of recorded documents are available from May 1999 to the present.
- (3) You cannot search by address.
- (4) We recommend you not include a legal description in your search method until you become proficient in using the wildcard (%). Entering legal descriptions are likely to limit your search results.
- (5) You should always verify if a rescission of the default has been recorded or if the property has already transferred.

Obviously, there are many legal issues concerning foreclosures and these should be discussed with an attorney licensed in the State of Oregon. Additionally, not all records are recorded and available through the Deschutes County Clerk's Office. Some records are "filled" with the courts. If you are looking for court-related records, such as judgments, please contact the court in which the judgment was filed or reported.

To begin your search of the County Clerk's records, log on to our website <http://recordings.deschutes.org>. Use the attached print screens as a starting point in your research.

If you have any additional questions, please do not hesitate in contacting us.

Thank you for your interest in researching foreclosures in Deschutes County. Researching our records online is simple once you learn about several documents our office receives for recording and the search techniques needed to find them.

Deschutes County Clerk's Web Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Address http://recordings.co.deschutes.or.us/Search.asp

Deschutes County Clerks Office
Recording System Web Query

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Document Search [Back](#) [Forward](#) [Help?](#)

Year Document Number Range Title Recording Date Range

To 3-1-08 To 3-31-08

Document Type ☐ Type List ☒ Common Types Book & Page

Foreclosures

☐ Ascending Order ☒ Descending Order

PARTIES

Last Name Party Type ☒ All ☐ Direct ☐ Indirect

First Name Middle Name Name Suffix

LEGAL

Subdivision

Lot Block Town Range Sect

The documents typically recorded in foreclosure proceedings are Notice of Default and Election to Sell, Rescission of Notice of Default, Affidavits of Publication, Affidavit of Mailing and Affidavits of Service. In order to simplify your research we have grouped the Notice of Default and Election to Sell and Rescission of Notice of Default under our Common Types category.

We begin with a simple search of default notices in the month of March 2008.

First, enter the beginning and ending date in the Recording Date Range.

Second, choose Common Types.

Third, under Document Type choose Foreclosures.

Fourth, click the Search button.

Now, let's review the search results.

The search results page reveal 145 records found. These records include Notices of Default and Rescissions of Notice of Default.

This example shows the trustee that is foreclosing ([direct party](#)) and the property owner ([indirect party](#)) who is in default.

The number under [References](#) is a reference to the original trust deed that is being foreclosed. In this example, the original trust deed was recorded under Document Number 2006-45690.

Deschutes County Clerk's Web Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Address <http://recordings.co.deschutes.or.us/Results.asp?Start=1>

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Search Results (Showing 1 to 50 of 145) [Back](#) [Forward](#) [Help?](#)

[Next 50](#) [Return to Search](#)

2008-014226 IMAGE	DOC TYPE: Notice of Default & Election to Sell DATE REC: 3/31/2008 3:59:28 PM REFERENCES: 2006-045690
DIRECT: FIRST AMERICAN TITLE INSURANCE COMPANY TRUSTEE	INDIRECT: NEWMAN, CURTIS INDIRECT: NEWMAN, KELLI
SUBDIVISION: SOUTH HEIGHTS ADDITION LOT: 4 BLOCK: 3	
2008-014224 IMAGE	DOC TYPE: Rescission of Notice of Default of Trust Deed DATE REC: 3/31/2008 3:59:28 PM REFERENCES: 2008-001957, 1994-013600
DIRECT: FIRST AMERICAN TITLE INSURANCE CO TRUSTEE	INDIRECT: VANDEHEY, TERRY J INDIRECT: VANDEHEY, KATHY A
SUBDIVISION: LAZY RIVER SOUTH TRACTS LOT: 16	

If you click on [2008-014226](#) you will get the Document Details or you can click [IMAGE](#) to view an image of the source document (i.e., view an image the Notice of Default and Election to Sell).

In reviewing the Document Details page, you will see additional information about the recorded foreclosure document.

Again, you may view the foreclosure document by clicking [on View Document Image](#). The source document is likely to contain information about the loan that is in default and when the property is set for public sale.

You will also see a link to the trust deed that is being foreclosed. In this example a trust deed recorded as [2006-045690](#) is being foreclosed.

Important Note


As shown in this example, always check this section of Document Details. If the property is sold at public auction, a trustee's deed will be referenced in this section.

Deschutes County Clerk's Web Query - Microsoft Internet Explorer

File Edit View Favorites Tools Help

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Address http://recordings.co.deschutes.or.us/Detail.asp?INSTRUMENT_ID=1495719

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Document Details [Back](#) [Forward](#) [Help?](#)

[Return to Search](#) [Return to Results](#)

DOCUMENT #: **2008-014226**

DOCUMENT TYPE: M - Mortgage

DOC SUBTYPE: DEF - Notice of Default & Election to Sell

RECORDING DATE: 3/31/2008 3:59:28 PM

RECORDING FEES: \$41.00

BOOK & PAGE:

CONSIDERATION:

DESCRIPTION:

INDEXED: No

VERIFIED: No

IMAGE: [View Document Image](#)

Return To

NAME	ADDRESS	ADDRESS 2	CITY	STATE	ZIP
FIRST AMERICAN TITLE	WILL PICKUP	IN CLERKS OFFICE	BEND	OR	97701

Parties

PARTY TYPE	LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
DIRECT	FIRST AMERICAN TITLE INSURANCE COMPANY			TRUSTEE
INDIRECT	NEWMAN	KELLI		

Legal Descriptions

SUBDIVISION	LOT	BLOCK	DIRECTION	PART	PART TYPE	TWN	RNG	SCT	QQ	TAXL
SOUTH HEIGHTS ADDITION	4	3								

The following documents **are referenced** in this document:

DOCUMENT #	BOOK & PAGE	DOCUMENT TYPE
2006-045690		Deed of Trust / Mortgage

The following documents **make reference** to this document:

DOCUMENT #	BOOK & PAGE	DOCUMENT TYPE

[Return To Search](#) [Return To Results](#)

Researching Rescissions of Notices of Default.

Now that you have learned the basics of researching Notices of Default you will need to understand that default notices can be canceled. In other words, foreclosure proceedings have been stopped.

The Document Type that cancels a foreclosure proceeding is categorized under a Rescission of Notice of Default.

In this example, a Rescission of Notice of Default was recorded where the default notice (document [2008-001957](#)) is being canceled. The original trust deed is also referenced (document [1994-013600](#)).

Deschutes County Clerk's Web Query - Microsoft Internet Explorer

Address: <http://recordings.co.deschutes.or.us/Results.asp?Start=1>

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Search Results (Showing 1 to 50 of 145) [Back](#) [Forward](#) [Help?](#)

[Next 50](#) [Return to Search](#)

2008-014226 IMAGE	DOC TYPE: Notice of Default & Election to Sell DATE REC: 3/31/2008 3:59:28 PM REFERENCES: 2006-045690
DIRECT: FIRST AMERICAN TITLE INSURANCE COMPANY TRUSTEE	INDIRECT: NEWMAN, CURTIS INDIRECT: NEWMAN, KELLI
SUBDIVISION: SOUTH HEIGHTS ADDITION LOT: 4 BLOCK: 3	

2008-014224 IMAGE	DOC TYPE: Rescission of Notice of Default of Trust Deed DATE REC: 3/31/2008 3:59:28 PM REFERENCES: 2008-001957, 1994-013600
DIRECT: FIRST AMERICAN TITLE INSURANCE CO TRUSTEE	INDIRECT: VANDEHEY, TERRY J INDIRECT: VANDEHEY, KATHY A
SUBDIVISION: LAZY RIVER SOUTH TRACTS LOT: 16	

The Document Details page reveals additional information about the rescission notice.

Again, the details page contains links to other documents that are referenced within the rescission notice.

Deschutes County Clerk's Web Query - Microsoft Internet Explorer

Address: http://recordings.co.deschutes.or.us/Detail.asp?INSTRUMENT_ID=1495717

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Document Details

[Return to Search](#) [Return to Results](#) [Back](#) [Forward](#) [Help?](#)

DOCUMENT #: 2008-014224
DOCUMENT TYPE: M - Mortgage
DOC SUBTYPE: DEFRES - Rescission of Notice of Default of Trust Deed
RECORDING DATE: 3/31/2008 3:59:28 PM
RECORDING FEES: \$36.00
BOOK & PAGE:
CONSIDERATION:
DESCRIPTION:
INDEXED: No
VERIFIED: No
IMAGE: [View Document Image](#)

Return To

NAME	ADDRESS	ADDRESS 2	CITY	STATE	ZIP
FIRST AMERICAN TITLE	WILL PICKUP	IN CLERKS OFFICE	BEND	OR	97701

Parties

PARTY TYPE	LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
DIRECT	FIRST AMERICAN TITLE INSURANCE CO			TRUSTEE
INDIRECT	VANDEHEY	TERRY	J	

The following documents are referenced in this document:

DOCUMENT #	BOOK & PAGE	DOCUMENT TYPE
1994-013600	334-2678	Deed of Trust / Mortgage
1994-013600 (2)		Assignment of Rents
2008-001957		Notice of Default & Election to Sell

The following documents make reference to this document:

DOCUMENT #	BOOK & PAGE	DOCUMENT TYPE
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[Return To Search](#) [Return To Results](#)

You have now learned how to research foreclosures in Deschutes County. In addition to the access to foreclosure documents you also have valuable information about specific property information. Detailed information about property is available through Deschutes County Assessor's Office. Their easy to use search page is available at www.deschutes.org/assessor.

Again, thank you for your interest in Deschutes County and Clerk's records online. We hope this information is helpful as you begin researching our records.