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TRUSTEE'S DEED

M78-9615 Page 12156

THIS INDENTURE made this 6th day of July, 1981, between Richard A. Canaday, as trustee, by virtue of a certain appointment of successor trustee dated January 6, 1981, and recorded January 12, 1981, in Volume M81, Page 501, of the Microfilm Records of Klamath County, Oregon, and First Interstate Bank of Oregon, N.A., hereinafter called purchaser;

W I T N E S S E T H :

WHEREAS Kenneth L. Getz and Virginia N. Getz, husband and wife, as grantor, executed and delivered to Mountain Title Company, as trustee, for the benefit of First Interstate Bank of Oregon, N.A. (formerly First National Bank of Oregon), as beneficiary, a certain trust deed dated March 13, 1980, and recorded March 14, 1980, in Volume M30, Page 4854, of the Microfilm Records of Klamath County, Oregon; and

WHEREAS in and by said trust deed the real property therein and hereinafter described was conveyed by the grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary as set forth in said trust deed; and

WHEREAS, in construing this indenture and whenever the context hereof so requires, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed; and

WHEREAS the grantor thereafter defaulted in the performance of the obligations secured by the trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described; and

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

First Interstate Bank of Oregon, N.A.
Real Estate Loan Division
Post Office Box 3131
Portland, Oregon 97208

Attention: Mr. Lloyd Jones

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WHEREAS, by reason of said default, the owner and holder of the obligations secured by the trust deed, being the beneficiary named in the trust deed, declared all sums secured by the trust deed immediately due and owing; and

WHEREAS a notice of said default, containing an election to sell said real property and to foreclose the trust deed by advertisement and sale to satisfy the obligations of the grantor, was recorded in the Microfilm Records of said county on January 16, 1981, in Volume M81, Page 786, to which reference is now made; and

WHEREAS, after the recording of said notice of default as aforesaid, the trustee gave notice of the time and place of sale of said real property as fixed by the trustee and as required by law, and copies of trustee's said notice of sale were mailed by United States registered or certified mail to all persons entitled by law to such notice at their respective last-known addresses; and

WHEREAS any persons referred to in subsection 1 of Section 86.750, Oregon Revised Statutes, and on whom service of notice of sale may have been required by the provisions of the statute, were timely personally served with the notice of sale, all as provided by law and at least 120 days before the date so fixed for the trustee's sale; and

WHEREAS any persons referred to in subsection 2 of Section 86.740, Oregon Revised Statutes, and on whom service of the notice of sale may have been required by the provisions of the statute, were timely personally served with the notice of sale, all as provided by law, subsequent to recording of the notice of default and at least 90 days before the date so fixed for the trustee's sale; and

WHEREAS the trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for five successive weeks, and the last publication of the notice of sale occurred at least 20 days prior to the date of the trustee's sale; and

WHEREAS the mailing, service and publication of the notice of sale are shown by affidavits, and proofs of service recorded prior to the date of the trustee's sale in the records of said county, the affidavits and proofs of service, together with the 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; and

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WHEREAS, pursuant to the notice of sale, the trustee on June 30, 1980, at the hour of 11:00 a.m. of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for the trustee's sale in the notice of default in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold said real property in one parcel at public auction to the above-named purchaser for the sum of \$35,500, it being the highest and best bidder at the sale and that sum being the highest and best sum bid for said real property;

NOW, THEREFORE, in consideration of the sum so paid by the purchaser in cash, the receipt whereof hereby is acknowledged, and by virtue of the authority vested in the trustee by the laws of the state of Oregon and by the trust deed, the trustee does hereby convey to the above-named purchaser all the interest which the grantor had or had power to convey at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the deed of trust in and to the following-described real property situated in Klamath County, state of Oregon:

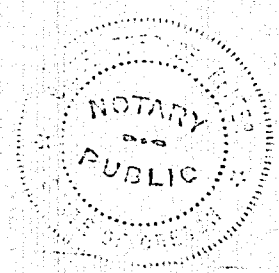
Lots 15, 16 and 17 in Block 57, GRANDVIEW ADDITION to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

TO HAVE AND TO HOLD the same unto the purchaser, its successors and assigns, forever.

Richard A. Canaday
Richard A. Canaday, Trustee

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

The foregoing instrument was acknowledged before me this 6th day of July, 1981, by Richard A. Canaday, trustee.



Elaine Thomas
Notary Public for Oregon
My commission expires: 3-23-85

Return to:
Miller, Nash, Yerke, Wiener & Hager
900 S.W. 7th Ave.
Portland Oregon 97204

State of OREGON: COUNTY OF KLAMATH: ss.
I hereby certify that the within instrument was received and filed for record on the 7th day of July A.D., 19 81 at 12:14 o'clock P.M., and duly recorded in Vol 187 of Deeds on page 12156.
Fee \$10.50

EVELYN BIEHN
COUNTY CLERK
By Bernetha Spelch deputy