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TRUSTEE'S DEED

THIS INDENTURE, made this 7th day of September, 1983, between Daniel C. Thorndike, hereinafter called trustee, and Eldon L. Chastain and Donna M. Chastain, husband and wife, hereinafter called second party;

W I T N E S S E T H :

RECITALS: Audrey R. Brown and Jack Tennill, as grantors, executed and delivered to Donald Hansen, as trustee, for the benefit of Eldon L. Chastain and Donna M. Chastain, husband and wife, as beneficiaries, a certain trust deed dated January 10, 1977, duly recorded in the mortgage records of Klamath County, Oregon, Book M77, page 879, file number 24266. In said trust deed the real property therein and hereinafter described was conveyed by said grantors to said trustee to secure, among other things, the performance of certain obligations of the grantors to the said beneficiaries. The said grantors thereafter defaulted in their 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 beneficiaries therein named, 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 grantors' said obligations was recorded in the mortgage records of Klamath County, Oregon, on April 11, 1983, in Book M83, page 5381, to which reference now is made.

After the recording of said notice of default, as aforesaid, the undersigned successor trustee gave notice of time for and place of sale of said property as fixed by him and as required by law; copies of the trustee's said notice of sale were mailed by U.S. registered or certified mail to all persons entitled by law to such notice at their respective last known addresses; the persons named in subsection 1 of Section 86.740 Oregon Revised Statutes, if any, were timely served with or were timely given by mail said notice of sale, all as provided by law and at least 90 days before the day of the trustee's sale. 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 at least 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 mortgage records of said county, said affidavits and proofs, if any, together with the said notice of default and election to sell and 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. On the date of said notice of sale, the undersigned trustee had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or interest in said described real property subsequent to the interest of the trustee in the trust deed.

1 - TRUSTEE'S DEED

BLACKHURST, HORNECKER, HASSEN & BRIAN

ATTORNEYS AT LAW

P. O. BOX 670 SUITE 1 - 129 N. OAKDALE

MEDFORD, OREGON 97501

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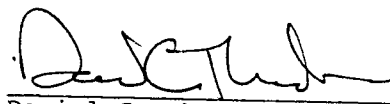
At the time and place set for sale as set forth in said notice of sale, that is, pursuant to said public proclamation, the undersigned on September 6, 1983, at the hour of 10:00 o'clock a.m., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed 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 \$3,134.86, they being the highest and best bidders 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 last stated in terms of dollars.

NOW THEREFORE, in consideration of the said sum so paid by the second party, the receipt whereof is acknowledged, and by the authority vested in said successor trustee by the laws of the State of Oregon and by said trust deed, the successor trustee does hereby convey unto the second party all interest which the grantors had or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantors or their successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

✓ Lot 222 of Third Addition to Sportsman Park, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, their heirs, successors-in-interest and assigns forever.

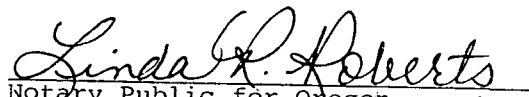
IN WITNESS WHEREOF, the undersigned successor trustee has hereunto set his hand.


Daniel C. Thorndike,
Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 7th day of September, 1983, personally appeared the above named Daniel C. Thorndike and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:


Notary Public for Oregon
My Commission Expires: 10/23/84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
This 9 day of Sept A.D. 19 83 at 2:13 o'clock P M., and
duly recorded in Vol. M 83 of Mortgages on page 15420

EVELYN BIEHN, County Clerk
By Bonnie I. Letcher

2 - TRUSTEE'S DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 14th day of September A.D., 19 83 at 1:54 o'clock P M., and duly recorded in Vol. M 83, of Deeds on page 15882.

EVELYN BIEHN, COUNTY CLERK

Fee \$ None

by Don Smith - deputy