

H. F. SMITH of Klamath Falls, Klamath County, Oregon, herein referred to as "grantor", as successor trustee under the trust deed described below, hereby grants and conveys to JAMES S. McFADDEN and BETTY E. McFADDEN, husband and wife, of Klamath Falls, Klamath County, Oregon, herein referred to as "grantees", without any covenant or warranty, express or implied, all of the real property located in Klamath County, State of Oregon, described as follows:

A portion of Lot 9, Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, more particularly described as follows: All that portion of said Lot 9 lying southeasterly of the following-described line: Beginning at a point on the southwesterly line of said Lot 9 which bears S. 54°02'28" E. 1200 feet from the most westerly corner thereof; thence N. 35°57'32" E. to a point on the northeasterly line of said Lot; being the same property described in that deed to Maarten DeJongh, recorded September 20, 1971, in Book M-71, Page 9973, microfilm records of Klamath County, Oregon. EXCEPTING THEREFROM any portion lying within the limits of the County Road described in Book 350, Page 251, deed records of Klamath County, Oregon.

This conveyance is made pursuant to the powers conferred on grantor by trust deed dated July 9, 1986, recorded July 22, 1986, in Volume M-86, Page 12779, mortgage records of Klamath County, Oregon, wherein Arthur J. Wheeler is the grantor, Aspen Title & Escrow, Inc. is the trustee, and James S. McFadden and Betty E. McFadden, husband and wife, are the beneficiaries, and whereby grantor therein granted and conveyed to said trustee, on the trusts expressed therein, the property described above to secure the payment of that certain note and interest accrued thereon as mentioned in said trust deed and other sums of money advanced, with interest thereon, and by that appointment of successor trustee, dated July 8, 1987, made by beneficiaries James S. McFadden and Betty E. McFadden, by which appointment grantor was substituted as trustee in place of Aspen Title & Escrow, Inc., and which was recorded in Volume M-87, Page 12003, mortgage records of Klamath County, Oregon.

Grantor herein is authorized to execute this instrument upon the following events having occurred:

- (1) Breach and default under the terms of the trust deed in the payments set forth in the notice of default referred to below, which defaults continued until the time of sale.
- (2) On or about May 15, 1987, the beneficiaries under said trust deed and holders of the note secured thereby declared all obligations secured by said trust deed immediately due and payable and directed the successor trustee to foreclose the trust deed by advertisement and sale. Thereafter, on July 9, 1987, trustee's notice of default, election to sell and notice of sale was recorded in Volume M-87, Page 12017, mortgage records of Klamath County, Oregon.
- (3) The trustee under said trust deed, as the result of the declaration of default, election and notice of sale and in compliance with the terms of said trust deed, gave notice that said trustee would sell, at public auction to the highest bidder for cash, the above-described property, and fixing the time and place of sale as 10:00 a.m., December 1, 1987, at the office of said trustee, 540 Main Street, Klamath Falls, Oregon; and on July 23, 1987, caused a copy of said notice to be sent by regular mail to Arthur J. Wheeler, General Delivery, Porterville, California 93257, and on July 9, 1987, caused copies of said notice to be mailed by United States certified mail, return receipt requested, postage fully prepaid, to said Arthur J.

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Wheeler at the following addresses: P. O. Box 94, Bly, Oregon 97622, 14824 Ararat, Fillmore, California 93015, and General Delivery, Porterville, California 93257; and said trustee caused a copy of said notice to be published in the Herald & News, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks, the first publication being on October 12, 1987, more than 20 days prior to the date of the trustee's sale. Prior to said sale and on November 30, 1987, trustee caused to be recorded in mortgage records of Klamath County, Oregon, an affidavit of publication of the notice of sale and an affidavit that grantor named in said trust deed is not now in the military service of the United States.

(4) All applicable statutory provisions of the State of Oregon and all of the provisions of the trust deed have been complied with as to acts to be performed and notices to be given.

(5) Said trustee, at the time and place fixed for said sale, as stated above, then and there sold, at public auction, to grantees, who were the highest bidders therefor, the above-described property for the sum of \$18,531.64, which sum was paid by satisfaction of the debt secured by said trust deed, including trustee's costs, expenses and compensation.

Dated this 9th day of December, 1987.

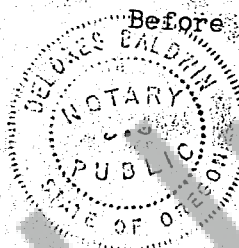
STATE OF OREGON }

County of KLAMATH }

ss. December 9, 1987

Personally appeared the above-named H. F. SMITH and acknowledged the foregoing Trustee's Deed as his voluntary act and deed.

Before me:



Delores Baldwin  
NOTARY PUBLIC FOR OREGON

My commission expires May 13, 1989

After recording, return to:  
H. F. Smith  
540 Main Street  
Klamath Falls, Oregon 97601

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

JAMES S. and BETTY E. McFADDEN  
2041 Darrow  
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

H. F. Smith, Attorney at Law

on this 10th day of Dec. A.D. 19 87  
at 3:47 o'clock P M. and duly recorded  
in Vol. M87 of Deeds Page 22177

Evelyn Biehn, County Clerk

By H. F. Smith

Fee, \$15.00

Deputy.