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Commission Exhibit J-51-87
MOLYBA *** BORRIC
FILE OF WASHINGTON
VIA MEMORANDUM

Aspen 32207
TRUSTEE'S DEED
MOLYBA DEED TO THE TRUSTEE'S DEED

LOAN# 2318694
USTC# 0-257

THIS INDENTURE, Made this 7TH day of OCTOBER, 1988,
between U.S. TRUSTEE CORPORATION
NEW YORK GUARDIAN MORTGAGE COMPANY,

hereinafter called the second party;
WITNESSETH:
RECITALS:
LYNN B. FOSTER AND CONNIE B. FOSTER, HUSBAND AND WIFE, as grantor,
executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, for the
benefit of NEW YORK GUARDIAN MORTGAGE COMPANY;

as beneficiary of a certain trust deed dated NOVEMBER 19, 1973,
duly recorded on NOVEMBER 19, 1973, in mortgage records of
CLAMATH county, Oregon, in book/reel/volume No. M-73
at page 15205 or as fee/file/instrument/microfilm No. ---
In said trust deed the real property therein and hereinafter described was
conveyed by said grantor to said trustee to secure, among other things, the
performance of certain obligations of the grantor to the said beneficiary.
The said grantor thereafter defaulted in his 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 beneficiary therein named, or his
successor in interest, 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
said county on May 2, 1988, in book/reel/volume
No. M-88 at page 6979 thereof or as fee/file/instrument/microfilm
No. 86942 to which reference now is made.

After the recording of said notice of default, the undersigned trustee
gave notice of the time for and place of sale of said real property as
fixed by him and as required by law; copies of the Trustee's Notice of Sale
were served pursuant to ORCP 7D.(2) and 7D.(3) or mailed by both first
class and certified mail with return receipt requested, to the last-known
address of the persons or their legal representatives, if any, named in
subsections (1) and (2)(a) of Section 86.740 Oregon Revised Statutes, at
least 120 days before the date the property was sold, and the Trustee's
Notice of Sale was mailed by first class and certified mail with return
receipt requested, to the last-known address of the guardian, conservator
or administrator or executor of any person named in subsection (1) of ORS
86.740, promptly after the trustee received knowledge of the disability,
insanity or death of any such person; the Notice of Sale was served upon
occupants of the property described in the trust deed in the manner in
which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120
days before the date the property was sold, pursuant to subsection (1) of
Section 86.750 Oregon Revised Statutes. If the foreclosure proceedings were
stayed and released from the stay, copies of an Amended Notice of Sale in
the form required by subsection (6) of Section 86.755 Oregon Revised
Statutes were mailed by registered or certified mail to the last-known
address of those persons listed in ORS 86.740 and 86.750(1) within 30 days
after the release from the stay. 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 more than 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 official records of
said county; said affidavits and proofs, together with the said notice of
default and election to sell and the trustee's notice of sale, being now
fully as if set out herein verbatim. The undersigned trustee has no actual
notice of any person, other than the persons named in said affidavits and proofs
as having a claim or interest in said described real
property, entitled to notice pursuant subsections (1)(b) or (1)(c) of ORS
86.740.

(CONTINUED ON REVERSE)

OCTOBER 01 1988

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Pursuant to said notice of sale, the undersigned trustee on
OCTOBER 07, 1988 at the hour of 10:00 AM, of
 said day, Standard Time as established by ORS Section 187.110, 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 \$14,649.00, he being the highest
 and best bidder at such sale.

GRANTOR'S NAME AND ADDRESS: STATE OF OREGON
U.S. TRUSTEE CORPORATION CO. OF CLATSOP CLATSOP CLATSOP
12910 Totem Lake Blvd. N.E., Suite 130
Bellevue, WA 98003

GRANTEE'S NAME AND ADDRESS: NEW YORK GUARDIAN MORTGAGE COMPANY
P.O. Box 870 Suite 32
Hempstead, NY 11550

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said county, on the day of October, 1988,
 at Hempstead, NY 11550, in book/reel/volume No. on
 page or as fee/file/instrument/
NEW YORK GUARDIAN MORTGAGE COMPANY microfilm/reception No.
P.O. Box 870 Suite 32 (Record of Deed of said county.
Hempstead, NY 11550 Witness my hand and seal of County

SEND ALL TAX STATEMENTS TO: NEW YORK GUARDIAN MORTGAGE COMPANY
P.O. Box 870 Hempstead, NY 11550 By DEPUTY

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

TRACT 34, PLEASANT HOME TRACTS, IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

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

In construing this instrument and whenever the context so requires, the
 masculine gender includes the feminine and the neuter and singular includes
 the plural; the word "grantor" includes any successor in interest to the
 grantor as well as each and all other persons owing an obligation, the
 performance of which is secured by said trust deed; the word "trustee"
 includes any successor trustee; the word "beneficiary" includes any
 successor in interest of the beneficiary first named above, and the word
 "person" includes corporation and any other legal or commercial entity.

DATED: OCTOBER 07, 1988 U.S. TRUSTEE CORPORATION-(Trustee)

State of Washington) Eleanor Leslie
 County of King) ss.

On this 7TH day of OCTOBER, 1988, before me, the
 undersigned, a Notary Public in and for the State of Washington, duly
 commissioned and sworn, personally appeared Eleanor Leslie
 to me known to be the Assistant Vice President of U.S. Trustee
 Corporation, the corporation that executed the foregoing instrument and
 acknowledged the said instrument to be the free and voluntary act and deed
 of said corporation, for uses and purposes therein mentioned, and on oath
 states that she/he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year
 first above written

ANN NEWCOMER
NOTARY PUBLIC
Commission Expires 1-21-91
Mary Ann Newcomer
NOTARY PUBLIC in and for the State of
Washington, residing at Reston
my Comm. Expires 1-21-91

17246

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.

of Oct. A.D., 19 88 at 3:12 o'clock P.M., and duly recorded in Vol. M88 day
of Deeds on Page 17244.

FEE \$18.00

By Evelyn Biehn, County Clerk

Pauline Mulendore