

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS ARE TO BE  
SENT TO THE FOLLOWING ADDRESS:  
U.S. Bancorp Mortgage Company  
Attn: REPM  
Foreclosure Department  
P.O. Box 3347  
Portland, OR 97208

As per 33089  
TRUSTEE'S DEED

TRUSTEE: MICHAEL C. AROLA, Successor Trustee

GRANTEE: HOUSING DIVISION, DEPARTMENT OF COMMERCE, STATE OF OREGON

RECITALS:

A. Richard M. Lane and Sharon Lane, Grantor, executed and delivered to Bank of Milwaukie, Trustee for the benefit of United States National Bank of Oregon, Beneficiary, a Trust Deed dated April 29, 1981 and recorded on May 1, 1981, in the Official Records of Klamath County, Oregon as Book M-81, Page 7727 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

Lots 2 and 3, Block 20, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; and  
A 1971 Fleetwood Mobile Home, Serial No. S12325.

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. MICHAEL C. AROLA was appointed Successor Trustee of the Trust Deed. The appointment was recorded on September 12, 1988 in the Official Records of Klamath County, Oregon as Book M-88, Page 14871.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on September 12, 1988 in the Official Records of Klamath County, Oregon as Book M-88, Page 14872.

D. After recording the Notice of Default and Election to Sell, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 120 days before the Trustee conducted the sale. An Affidavit of Mailing of such notice was recorded in the Official Records of Klamath County, Oregon as Book M-88, Page 21647, prior to the day the Trustee conducted the sale.

2. To the occupants of the Real Property by personal service, more than 120 days prior to the day the Trustee conducted the sale. A Proof of Service was recorded in the Official records of Klamath County, Oregon as Book, M-88, Page 21647, prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Herald and News, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks. The last publication was more than 20 days prior to the day the Trustee conducted the sale. An Affidavit of Publication of such notice was recorded in the Official Records of Klamath County, Oregon as Book M-88, Page 21650, prior to the day the Trustee conducted the sale.

E. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons named in the affidavits referred to in Recital D. of this deed.

F. On January 19, 1989, at 9:30 a.m. at the front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

G. At no time during the period of time between the recording of the Notice of Default and Election to Sell and the date of the sale, was the real property described in and covered by the Trustee's Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

H. The true and actual consideration paid for this transfer is \$23,217.66.

I. In construing this instrument, whenever the context requires, the following shall apply:

1. References to a specific gender shall include the masculine, feminine and neuter genders.
2. Reference to the singular shall include the plural and vice versa.
3. References to the Trustee shall include any Successor Trustee.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed.

Dated this 19th day of January, 1989.

Michael C. Arola  
MICHAEL C. AROLA  
Successor Trustee

STATE OF OREGON       )  
                              ) ss.  
COUNTY OF LANE     )

The foregoing instrument was acknowledged before me this 19th day of January, 1989, by MICHAEL C. AROLA, Successor Trustee.

Carol B. Mart  
Notary Public for Oregon  
My Commission Expires: 11-23-91

AFTER RECORDING RETURN TO:  
Hershner, Hunter, Moulton,  
Andrews & Neill  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day  
of Jan. A.D., 19 89 at 11:24 o'clock AM., and duly recorded in Vol. M89  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 1299.

Evelyn Biehn, County Clerk

FEE \$13.00

By Carolene Muckelbauer