FORM No. 1175—TRUSTEE'S DEED—Oregon Trust Deed Series (Individual or Corporate).

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	13 day of December, 19.90, between
THIS INDENTURE, Made this	
Stanley C. Jones	hereinafter
- Hard Rdward C Dore	Jeanne M. Dore & Rose M. Young aka Rose G.

called trustee and Edward C. Dore, Jeanne M. Dore & Young hereinafter called the second party;

David K. Sugiyama & Atsuko Sugiyama, an undivided 1/2 interest RECITALS: Mathew S. Yogi & Sally C. Yogi, undivided 1/2 int. as grantor, executed and delivered to Klamath County Title Company of Edward C. Dore, Jeanne M. Dore & Rose G. Young aka, as beneficiary, a certain trust deed

 dated
 January 19
 , 19.81
 , duly recorded on March 2
 , 1981
 , in the mortgage records

 of
 Klamath
 County, Oregon, in book/reel/volume No.
 M81
 at page 3575
 , or as lee/file/

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 Deneticiary 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 advertise-

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for C 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 ORS 86.740(1) and E-(2)(a), 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 ORS 86.740(1), 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 ORS 86.750(1). If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed 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 referred to and incorporated in and made a part of this trustee's deed as 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 or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

10:00 o'clock, A.M., of said day, in accord with the standard of time established by ORS 187.110, (which was the day and hour to which said sale was postponed as permitted by ORS 86.755(2)) (which was the day and hour set in the amended Notice of Sale)* 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 \$.26,.367.39......, he being the highest and best bidder 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 of \$.......\$

* Delete words in parentheses if inapplicable.		
	STATE OF OREGON,	
GRANTOR'S NAME AND ADDRESS	County of	
	ment was received for record on the 	
GRANTEE'S NAME AND ADDRESS & CTCCH 2	at	
After recording return to a second se		
110 North 7th Street Klamath Falls, OR 97601	Record of Deeds of said county. Witness my hand and seal of	
Uniti a change is requested oil fax statements shall be sent to the following address:	ar in a claring solar have County attized. Same in a constant solar in a second solar in a se	
2315 Jamestown Ln. Oxnard, CA 93035	anne sei paiel tri ch cheannach a na an a	
NAME, ADDRESS, ZIP	By Deputy	

25046NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof

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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:

Lot 31 and 32 in Block 6 Mountain Lakes Homesites, Tract

1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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*The highest and only bidder was the beneficiary who bid in the balance of all sums due under the note and Trust Deed, to:wit:

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In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the 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.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its forporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

. N 21 anadan wanang amaring ero seus acoménes 1 Ul THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACCUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. Stanley C Jones gergenetter dependent was reachered by tare prantil a se e istranja na 1949 (S. 16) where the constraint of the state of the st erangi perengihi Constrainty subjects program (If executed by a corporation, affix corporate seal) d Corporation. (in the Second (If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON, IORS 19 County of Klamath STATE OF OREGON, County of ______Klamath 159 Filed for record at request of: me this The loregoing instrument was acknowledged before nie this December 13, 19.90, by Boivin, Jones & Uerlings Stanfey C. Jones on this <u>18th</u> day of <u>Dec.</u> A.D., 19 <u>90</u> at _11:37 o'clock <u>A</u>M. and duly recorded in Vol. M90 of Deeds Notary Public for Oregon Page ____ 25045 voration. Evelyn Biehn County Clerk By Daulene Mullendore (SEAE) (SEAL) Deputy. ما الما الم ن<u>ار م</u>لکو مترونده Fee, \$33.00