

RECORD AND RETURN TO:

American Trustee, Inc.  
6505 218th S.W., Suite 6  
Mountlake Terrace, WA 98043  
(206)775-9065

ATI Number: CASE101802F  
Loan Number 38883  
Investor Number:

TRUSTEE'S DEED

## I

KNOW ALL BY THESE PRESENTS, that the undersigned Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant, and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property described herein by virtue of the following described Trust Deed unto: WESTERN UNITED LIFE ASSURANCE COMPANY

A. PARTIES IN THE TRUST DEED:

DEBTOR(S): LOU ANN CASE, A SINGLE PERSON  
TRUSTEE: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY  
BENEFICIARY: WESTERN UNITED LIFE ASSURANCE COMPANY

B. DESCRIPTION OF THE PROPERTY:

Legally described as set forth in Exhibit A, attached hereto and incorporated herein. Said property commonly known as: 325 MARTIN STREET  
KLAMATH FALLS, OR 97601

C. TRUST DEED INFORMATION:

DATED: JULY 1, 1988  
RECORDING DATE: AUGUST 10, 1988  
RECORDING: VOLUME M88, PAGE 12877  
SUCCESSOR BENEFICIARY;  
ASSIGNMENT RECORDING:  
RECORDING PLACE: Official records of the County of  
KLAMATH, State of Oregon

## II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Debtor to said Trustee to secure, among other things, the performance of certain obligations of the Debtor to the said Beneficiary. The said Debtor thereafter defaulted in his/her 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.

## III

By reason of said default, the owner and holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her 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 Debtor's said obligations was recorded in the mortgage records of said county on NOVEMBER 6, 1990.

91 MAR 26 2 11 PM '90

After the recording of said Notice of Default, as aforesaid, the Trustee gave notice of the time and place for sale of said real property as fixed by the Trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7 D(2) and 7 D(3) and/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 a 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 serviced 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. 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 and 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 Trustee has no actual notice of any person, other than the person 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 subsection (1)(b) or (1)(c) of ORS 86.740.

## V

Pursuant to said Notice of Sale, the undersigned Trustee on full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the Trustee by said Trust Deed, sold said real property in one parcel at public auction as set forth below to the following named bidder; he/she being the highest and best bidder at such sale and said sum being the highest and best sum for said property.

TRUSTEE'S SALE:

TIME AND DATE OF SALE: 10:AM, WEDNESDAY, MARCH 13, 1991  
PLACE OF SALE: KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, OR  
BIDDER: WESTERN UNITED LIFE ASSURANCE COMPANY  
HIGHEST BID AT SALE: \$ 7,468.41

## VI

NOW THEREFORE, in consideration of the said sum so paid by the said bidder, the receipt whereof is hereby 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 said bidder all interest which the Debtor had, or had the power to convey at the time of Debtor's execution of said Trust Deed, together with any interest the said Debtor or his/her successors in interest acquired after the execution of said Trust Deed, to have and to hold the same unto said bidder, his/her heirs, successors, and assigns forever.

## VII

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 "Debtor" includes any successor in interest to the Debtor 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.

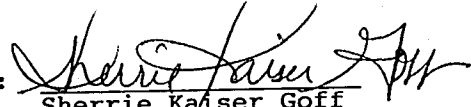
## VIII

IN WITNESS WHEREOF, the undersigned Trustee has hereunto executed this instrument.

DATED: MARCH 20, 1991

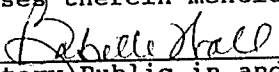
Sherrie Kaiser Goff  
P.O. Box 667  
Oregon City, OR 97045  
(206) 775-9065

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE PLANNING DEPARTMENT TO VERIFY APPROVED USES.

By:   
Sherrie Kaiser Goff  
Attorney

STATE OF OREGON )  
COUNTY OF Clackamas ) ss

On this 20<sup>th</sup> day of March, 19 91, personally appeared SHERRIE KAISER GOFF to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

  
Notary Public in and for the State  
of Oregon, Residing at Canby  
My Commission Expires 12/15/93

ATTACHED: EXHIBIT A

CASE101802F (OR)  
CASE  
(EXHIBIT A)

Beginning at the Southwest corner of Lot 17 in Block 21 INDUSTRIAL ADDITION to the City of Klamath Falls; thence Southeasterly along Martin Street 37½ feet; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly parallel with Martin Street, 37½ feet; thence Southwesterly parallel to Oak Avenue, 50 feet to the place of beginning, being a part of Lots 17 & 16 of said Block and Addition.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 29th day  
of March A.D., 19 91 at 11:04 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 5592.

FEE \$43.00

Evelyn Biehn County Clerk

By Rauline Mullendore