

**RECORD AND RETURN TO:**  
 American Trustee, Inc.  
 6505 218th S.W., Suite 6  
 Mountlake Terrace, WA 98043  
 (206)775-9065

ATI Number: BROW083003F  
 Loan Number 40134  
 Investor Number:

*K-42563*  
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 CO.  
 P.O. BOX 2162/W. 929 SPRAGUE  
 SPOKANE, WA 99210

A. PARTIES IN THE TRUST DEED:

DEBTOR(S): JOHN W. BROWN AND LEE ELAINE BROWN, HUSBAND AND WIFE  
 TRUSTEE: ASPEN TITLE AND ESCROW, INC.  
 BENEFICIARY: DEANE M. AUSPELUND AND EULAH AUSPELUND WITH THE RIGHTS OF \*  
 \*SURVIVORSHIP

B. DESCRIPTION OF THE PROPERTY:

Legally described as set forth in Exhibit A, attached hereto and incorporated herein. Said property commonly known as:  
 BURR AVENUE, LOT 12, BLOCK 6, WOODLAND PARK  
 CHILOQUIN, OR 97624

C. TRUST DEED INFORMATION:

DATED: MAY 3, 1985  
 RECORDING DATE: MAY 8, 1985  
 RECORDING: 48537, VOLUME M85, PAGE 6841  
 SUCCESSOR BENEFICIARY; WESTERN UNITED LIFE ASSURANCE COMPANY, A CORPORATION  
 ASSIGNMENT RECORDING: 92893, VOL. M88, PAGE 17680  
 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 SEPTEMBER 13, 1990