

**AFTER RECORDING RETURN TO:**

Richard T. Anderson, Jr.  
GREENE & MARKLEY, P.C.  
1515 SW 5th Ave., Suite 600  
Portland, Oregon 97201

UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:  
United Finance Company  
1424 NE 102nd Avenue  
Portland, Oregon 97220

**TRUSTEE'S DEED**

This Trustee's Deed is executed by Richard T. Anderson, Jr. ("Trustee") and delivered to United Finance Co., an Oregon corporation ("Buyer").

**RECITALS**

Reference is made to that certain trust deed ("Trust Deed"), the original parties and other information of which are as follows:

Grantor: George L. Deason and Charlotte A. Deason,  
husband and wife  
Trustee: Pioneer National Title Insurance Co.  
Beneficiary: United Finance Co.  
Date: February 7, 1980  
Recording Date: February 11, 1980  
Recording Reference: Book Number M80 at Page 2657, at  
Fee/Reel Number 80509  
County of Recording: Klamath

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantor to the Beneficiary. Thereafter, Beneficiary informed the Trustee that the obligations were in default and declared default, including an acceleration of all sums due and owing.

Pursuant to the Oregon Trust Deed Act, (the "Act") the Trustee recorded a Notice of Default and Election to Sell as follows:

Recording Date: April 23, 1992  
Recording Reference: Volume No. M92 at Page 8736  
County of Recording: Klamath

The Trustee also served a Trustee's Notice of Sale on all parties entitled thereto under the Act.

Pursuant to the Notice of Default, Scott MacArthur, the agent for the Trustee on October 1, 1992 at the hour of 2:00 p.m., which was the day and hour to which the sale was postponed for reason permitted by ORS 86.755(2), at the place so fixed for the sale, sold the Property in one parcel at public auction to the Buyer for the sum of \$3,908.09 being the highest and best bid at the sale and the true and actual consideration paid for this transfer.

## CONVEYANCE

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

Lots 3, 4 and 5, in Block 23, THIRD ADDITION TO RIVER PINE ESTATES, County of Klamath, State of Oregon.

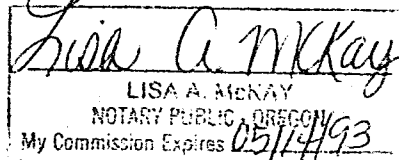
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

In construing this notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

  
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TRUSTEE

STATE OF OREGON        )  
                              ) ss.  
County of Multnomah )

On this 2nd day of October, 1992, personally appeared the above-named Richard T. Anderson Jr., and acknowledged the foregoing instrument to be his voluntary act and deed.



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 5th day  
of Oct. A.D., 19 92 at 10:35 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 23176.

Evelyn Biehn County Clerk

By Pauline Muelandore

FEE \$35.00