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K-43825

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TRUSTEE'S DEED

THIS TRUSTEE'S DEED, dated this 1st day of November 1992, between Mark S. Snyder, hereinafter called Successor Trustee, and Betty J. Ahern Living Trust, u.d.d. September 27, 1989, hereinafter called the Second Party:

W I T N E S S E T H

RECITALS

Geneva I. Boeckman and Lisa M. Robare, an estate in fee simple, as Grantor, executed and delivered to Klamath County Title Company as Trustee and Mark S. Snyder, as Successor Trustee, for the benefit of Betty J. Ahern, Trustee of the Betty J. Ahern Living Trust, u.d.d. September 27, 1989, beneficiary, a certain Trust Deed dated July 27, 1989 and recorded August 1, 1989 in Volume M89 at Page 14102 of the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said Klamath County, State of Oregon to wit:

Lot 8 in Block 22 of Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TRUSTEE'S DEED

STATE OF OREGON

After Recording Return To:

Mark S. Snyder
Attorney at Law
1293 N.W. Wall Street #1507
Bend, Oregon 97701

Taxes to:

Betty J. Ahern Living Trust
52427 River Pine Rd.
LaPine, OR 97730

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said Notice of Default and Election to Sell and the Trustee's 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 second party for the sum of \$6,471.61, said second part 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 \$6,471.61.

NOW THEREFORE, in consideration of the said sums so paid by the Second Party, the receipt whereof 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 Betty Ahern, the Second Party, herein, 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 that 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 8 in Block 22 of Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To have and to hold the same unto the Second Party, their heirs, successors in interest and assigns forever.

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.

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THIS INSTRUMENT DOES NOT GUARANTY THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY USES.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand.

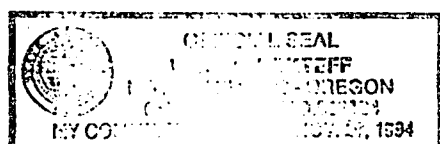
DATED this 18th day of November, 1992.

Mark S. Snyder
MARK S. SNYDER

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared this 18th day of November, 1992 the above named Mark S. Snyder and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Vera A. Lokoff
Notary Public for Oregon
My commission expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 20th day of Nov. A.D., 19 92 at 9:18 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 27562.

FEE \$40.00

Evelyn Biehn - County Clerk

By Danell M. Millard

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