

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS ARE TO BE  
SENT TO THE FOLLOWING ADDRESS:  
U.S. Bancorp Mortgage Company  
Attn: REPM, #49016221  
Foreclosure Department  
P.O. Box 4435  
Portland, OR 97208

K-44603

CONSIDERATION: \$30,966.05

TRUSTEE'S DEED

TRUSTEE: MICHAEL C. AROLA, Successor Trustee

GRANTEE: U.S. BANCORP MORTGAGE COMPANY

RECITALS:

A. WAYNE CONNORS and PAM CONNORS, Grantor, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, Trustee for the benefit of TOWN & COUNTRY MORTGAGE, INC., Beneficiary, a Trust Deed dated January 12, 1984 and recorded on January 13, 1984, in the Official Records of Klamath County, Oregon as Book M-84, Page 669 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

As described on the attached Exhibit A.

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. MICHAEL C. AROLA was appointed Successor Trustee of the Trust Deed. The appointment was recorded on October 8, 1992 in the Official Records of Klamath County, Oregon as Volume M92, Page 24370.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on October 8, 1992 in the Official Records of Klamath County, Oregon as Volume M92, Page 24371.

D. After recording the Notice of Default and Election to Sell, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 120 days before the Trustee conducted the sale. An Affidavit of Mailing of such notice was recorded in the Official Records of Klamath County, Oregon as Volume M93, Page 1773, prior to the day the Trustee conducted the sale.

2. To the occupants of the Real Property by personal or substituted service, more than 120 days prior to the day the Trustee conducted the sale. A Proof of Service was recorded in the Official records of Klamath County, Oregon as Volume M93, Page 1773, prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Herald and News, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks. The last publication was more than 20 days prior to the day the Trustee conducted the sale. An Affidavit of Publication of such notice was recorded in the Official Records of Klamath County, Oregon as Volume M93, Page 1778, prior to the day the Trustee conducted the sale.

E. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons named in the affidavits referred to in Recital D. of this deed.

F. On February 25, 1993, at 10:00 a.m. at the front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

G. At no time during the period of time between the recording of the Notice of Default and Election to Sell and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

H. The true and actual consideration paid for this transfer is \$30,966.05.

I. In construing this instrument, whenever the context requires, the following shall apply:

1. References to a specific gender shall include the masculine, feminine and neuter genders.
2. Reference to the singular shall include the plural and vice versa.
3. References to the Trustee shall include any Successor Trustee.

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

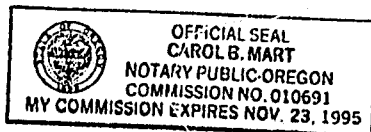
In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed.

Dated: February 25, 1993.

*Michael C. Arola*  
MICHAEL C. AROLA  
Successor Trustee

STATE OF OREGON            )  
                                  ) ss.  
COUNTY OF LANE         )

The foregoing instrument was acknowledged before me on February 25, 1993, by MICHAEL C. AROLA, Successor Trustee.



*Carol B. Mart*  
Notary Public for Oregon  
My Commission Expires: 11-25-95

## Exhibit A

The following described real property situate in Klamath County, Oregon:

A portion of Lots 3 and 4, Block 60, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of 11th Street 40 feet Northwest from the most Southerly corner of Lot 4, Block 60, Nichols Addition to the Town of Linkville (now City of Klamath Falls,) Oregon; thence Northeasterly at right angles to 11th Street 130 feet; thence Northwesterly and parallel with 11th Street 40 feet; thence Southwesterly at right angles to 11th Street 130 feet to the Easterly line of 11th Street; thence 40 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 18 inches wide and 30 feet long conveyed to Lillian B. Schermerhorn (formerly Lillian B. Nye) by deed dated September 13, 1946, recorded September 16, 1946 in Volume 195 page 395, Deed records of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 2 and 3, Block 60 of Nichols Addition to the City of Klamath Falls, Oregon, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3, a distance of 18 inches; thence Southwesterly at right angles, to said lot line, a distance of 30 feet; thence Southeasterly parallel to said lot line, 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 26th day  
of Feb. A.D. 19 93 at 10:51 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 4050.

Evelyn Biehn, County Clerk  
By Annette Mueller

FEE \$40.00