

65226

07-27-93A11:22 RCVD

Vol. M93 Page 18269

AFTER RECORDING RETURN TO:

H. J. Caldwell, Jr. & D. L. Caldwell

7990 Hill Road

Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS SHALL BE SENT TO THE  
FOLLOWING ADDRESS:

H.J. Caldwell, Jr. & D. L. Caldwell

7990 Hill Road

Klamath Falls, OR 97603

MTL 1396-6490

TRUSTEE'S DEED

This Trustee's Deed is executed by Gary L. Blacklidge ("Trustee") and delivered to Henry J. Caldwell, Jr., Deborah L. Caldwell, husband and wife as tenants by the entity ("Buyer").

RECITALS

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

Grantor:

Trustee:

Beneficiary:

Date:

Recording Date:

Recording Reference:

County of Recording:

Robert Sandmeyer and Marcia Sandmeyer  
Klamath County Title Company

J.R. Adair

September 22, 1981

September 22, 1981

Vol. M-81 of Mortgages on page 16928

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: February 17, 1993  
Recording Reference: Vol. M93, page 3572  
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, the Trustee on July 19, 1993, at the hour of 10:00 a.m. at the place so fixed for the sale, sold the Property in one parcel at public auction to the Buyer for the sum of \$82,215.84, which sum was the highest and best bid at the sale and the true and actual consideration paid for this transfer.

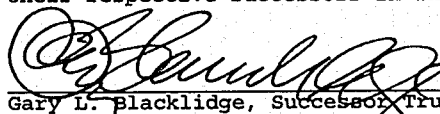
CONVEYANCE

Trustee conveys to 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 Property:

Lot 6, in Block 2 of First Addition to Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

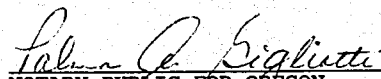
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

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.

  
 Gary L. Blacklidge, Successor Trustee

STATE OF OREGON                    )  
   ) ss.  
 County of Multnomah            )

On this 21st day of July, 1993, personally appeared the above-named Gary L. Blacklidge and acknowledged the foregoing instrument to be his voluntary act and deed.

  
 NOTARY PUBLIC FOR OREGON  
 My commission expires: 6-22-94

STATE OF OREGON: COUNTY OF KLAMATH:   ss.

Filed for record at request of Mountain Title Co the 27th day  
 of July A.D., 19 93 at 11:22 o'clock A M., and duly recorded in Vol. M93  
 of Deeds on Page 18269

FEE \$35.00

Evelyn Biehn County Clerk

By Randee Neulander