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FORM No. 1175—TRUSTEE'S DEED—Oregon Trust Deed Series (Individual or Corporate).

11-04-93A10:50 RCVD
ASPEN 04039575/F
TRUSTEE'S DEED

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TO LANGUAGE STEVENS NESS LAW P

THIS INDENTURE, Made this 3rd day of November ,19 93, between Aspen Title & Escrow, INC , hereinafter called trustee, and Lee Ben Davis and Katherine E. Davis, husband and wife hereinafter called the second party;

WITNESSETH:

RECITALS: Phyllis M. Williams

delivered to Aspen Title & Escrow, INC

of Lee Ben Davis and Katherine E. Davis, husband & wifes beneficiary, a certain trust deed

dated January 15 , 19 91, duly recorded on January 18 , 19 91, in the mortgage records of Klamath County, Oregon, in book KXXXXXXXXXXXXIII. at page 1270 , or as feeXXXXX

MASSYNDAMIC DOCKSTRANGEDING No. 24996 (indicate which). In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations secured by said trust deed as stated in the notice of default hereinalter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or beneficiary's 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 grantor's said obligations was recorded in the mortgage records of said county on October 9 , 19.93, in book/KANXXXINHEXNo. M93 at page 4888 thereof or as feeXMEX

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by the trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.(2) and 7D.(3) or mailed by both first class and certified mail with return receipt requested; to the last-known address of the persons or their legal representatives, if any, named in ORS 86.740(1) and (2)(a), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first (2)(a), at least 120 days before the date the property was sold, and the 1 rustees fromce or sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.740(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs, together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

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Mr. & Mrs. Lee Ben Davis P.O. Box 116
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP Until a change is requested all lax statements shall be sent to the following address. Unit a change is requested all for statements shall be sent to the following address.

Mr. . 6: Mrs. Lee Ben Davis and sale Max Double of the training of the control of the following address. P.O. Box 116 October Will of any date in recover

Bonanza, Oregon 976230 a selective nugerations ; NAME, ADDRESS, ZIP

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	Sounty ofss
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CONTRACTOR STATES	ent was received for record on the
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active expension	book/reel/volume No
ORDER'S USE M	ent/microfilm/reception No
ul the pulling Re	cord of Deeds of said county.

Witness my hand and seal of requesting those call County affixed.

with the standard of the Name of

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was the day and hour to which said sale was postpon hour set in the amended Notice of Sale)* and at the laws of the State of Oregon and pursuant to the power property in one parcel at public auction to the said set being the highest and best bidder at such sale and said true and actual consideration paid for this transfer is to NOW THEREFORE, in consideration of the said is acknowledged, and by the authority vested in said true the trustee does hereby convey unto the second party at the time of grantor's execution of said trust deed, to in interest acquired after the execution of said trust deed, to the trustee does hereby convey unto the second party at the time of grantor's execution of said trust deed, to in interest acquired after the execution of said trust deed, to the trust of the said trust deed, to the trust d	aster by the laws of the State of Oregon and by said trust deed, all interest which the grantor had or had the power to convey gether with any interest the said grantor or grantor's successors leed in and to the following described real property, to-wit:
Code 11 Map 3911-9DA-TL 3200	
TO HAVE AND TO HOLD the same unto the grantor, includes any successor in interest of the corporation and any other legal or commercial entity.	the second party, second party's heirs, successors-in-interest and the context so requires the singular includes the plural; the word antor as well as each and all other persons owing an obligation, and the word "trustee" includes any successor trustee, the word e beneficiary first named above, and the word "person" includes trustee has hereunto executed this document; if the undersigned be signed and its seal affixed hereto by an officer or other person Directors.
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY	DE ASPEN TITLE & ESCROW, INC
USE LAWS AND REGULATIONS BEFORE SIGNING FEE TITLE TO THIS TINSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES	THE ASSISTANT SECRETARY
Ilf executed by a corporation,	[25] [25] [25] [25] [25] [25] [25] [25]
(If the signer of the above is a corporation, A. F. a. GRIC (ARTICLE III) use the form of acknowledgment opposite.) STATE OF OREGON, County of	STATE OF OREGON, County of KLAMATH Ss. This instrument was acknowledged before me on NOVEMBER 3
This instrument was acknowledged before me on, 19, by	1993 by ANDREW A. PATTERSON ASSISTANT SECRETARY ASPEN TITLE & ESCROW, INC.
	OFFICIAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL SE
Notary Public for Oregon (SEAL) 11-04-03V10:20 BCAD () My commission expires:	Notack Public for Oreson Notack Public for Oreson Opmmission expires: Opmmission expires: My commission expires: Opmmission
STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of	Aspen Title co the 4th day 0:50 o'clock A.M., and duly recorded in Vol. M93
of <u>Nov</u> , A.D., 19 93 at 10 of <u>Deed</u>	on Page 29164 Evelyn Biehn County Clerk