

74941-25-94P02:51 RCVD

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TRUSTEE'S DEED

THIS INDENTURE, Made this 25 day of January, 1994, between NEAL G. BUCHANAN, Successor Trustee, hereinafter called trustee, and KIMBERLY K. CANFIELD, hereinafter called (the second party),

WITNESSETH: LEANN MICHELLE MATTON, as grantor, executed and delivered to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, for the benefit of KIMBERLY K. CANFIELD, as beneficiary, a certain trust deed dated April 22, 1991, duly recorded on April 23, 1991, in the mortgage records of Klamath County, Oregon, in book 7661/volume No. M91 at page 1378, and/or as fee/instrument/microfilm/reception No. 28458 (indicate which). In that trust deed the real property therein and hereinafter described by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in performance of the obligations secured by the trust deed as stated in the notice of default hereinafter mentioned, and such default still existed at the time of the sale hereinafter described.

By reason of the default, the owner and holder of the obligations secured by the 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 real property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was recorded on April 30, 1993, in book 7661/volume No. M93 at page 9383 and/or as fee/instrument/microfilm/reception No. 60800 (indicate which), Klamath County mortgage records, to which reference now is made. An Amended Notice (OVER)

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property as fixed by the trustee and as required by law. Copies of the 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 addresses 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. A copy of the notice of 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. Copies of the notice of sale were 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. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last publication of the notice occurred more than twenty days prior to the date of sale. The mailing, service and publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740(1)-(h) or (1)(c).

The true and actual consideration for this conveyance is \$19,334.98 (Here comply with ORS 93.030.) However, the actual consideration consists of or includes other property or value given (over)

Neal G. Buchanan, Successor Trustee
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

Grantor's Name and Address

Kimberly K. Canfield
P.O. Box 933
Tulelake, CA 96134

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Neal G. Buchanan, Attorney at Law
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Kimberly K. Canfield
P.O. Box 933
Tulelake, CA 96134

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1994, at o'clock P.M., and recorded in book/reel/volume No. on page and/or as fee/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy

The undersigned trustee on January 25, 1994, at the hour of 1:30 o'clock, P.M., in accord with the standard of time established by ORS 187.110, (which was the day and hour to which the sale was postponed as permitted by ORS 86.755(2)) (which was the day and hour set in the amended notice of sale)* and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$19,334.98, the second party being the highest and best bidder at the sale and that sum being the highest and best bid for the property.

NOW THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is 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 second party 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 the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

See Exhibit A which is made a part hereof by this reference.
*Of Sale. After Release From Stay was thereafter recorded, dated December 23, 1993, setting January 25, 1994 as the continued date of sale.

**or promised which is part of the consideration, being reassumption of responsibility to pay that certain Trust Deed recorded November 14, 1988 in Vol. M88, Page 19185, microfilm records of Klamath County, Oregon, wherein Eleanor I. Nidever is the beneficiary.

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors in interest and assigns forever.

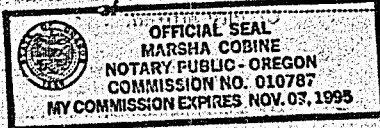
In construing this instrument and whenever the context so requires the singular includes the plural; the word "grantor" includes any successor in interest to the grantor, as well as each and all other persons owing an obligation, the performance of which is secured by the trust deed; the word "trustee" includes any successor trustee; the word "beneficiary" includes any successor in interest of the beneficiary first named above; and the word "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on January 25, 1994
by Neal G. Buchanan
This instrument was acknowledged before me on 19
by as



Neal G. Buchanan
NEAL G. BUCHANAN, Successor Trustee

Marsha Cobine
Notary Public for Oregon
My commission expires 11-7-95

PARCEL 1:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and which lies West a distance of 104.3 feet from the Southeast corner of said Lot 4, extending thence West along the South line of said Lot 4 a distance of 104.3 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4, a distance of 104.3 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

PARCEL 2:

The North half of the following described real property:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point is a distance of 208.6 feet West from the Southeast corner of said Lot 4; thence West along the South line of said Lot 4 a distance of 208.6 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4 a distance of 208.6 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

The above described property being in Section 14, Township 41 South, Range 10 East of the Willamette Meridian.

PARCEL 3:

The following described real property in Klamath County, Oregon:

The South half of the following described property:

A portion of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of said Lot 4, Section 14, which lies West 208.6 feet from the Southeast corner of said Lot; thence West along the South line of said Lot 208.6 feet; thence North at right angles 208.6 feet; thence East and parallel to said South line of said Lot 4, 208.6 feet; thence South 208.6 feet, more or less, to the point of beginning.

TOGETHER WITH a 1973 Champion Mobile Home, license # X87474, which is firmly affixed to the above described real property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal Buchanan the 25th day
of Jan A.D., 19 94 at 2:51 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 2562
By Evelyn Biehn County Clerk
[Signature]

FEE \$40.00