

TRUSTEE'S DEED 0276

WITNESSETH:

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 to 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, having or claiming a lien or other interest in the real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$\_\_\_\_\_ (Here comply with ORS 93.030.)

(Continued on reverse side)

1. Name of the person or persons who executed the instrument: <u>Franklin K. Walling and Christine M. Walling</u>		2. Date of the instrument: <u>1997-05-13</u>	
3. County of the instrument: <u>Clatskanie</u>		4. State of the instrument: <u>OREGON</u>	
5. Book and page of the instrument: <u>Book 56, Page 10</u>		6. Volume of the instrument: <u>1</u>	
7. Name of the person or persons who recorded the instrument: <u>Franklin K. Walling and Christine M. Walling</u>		8. Date of the recording: <u>1997-05-13</u>	
9. County of the recording: <u>Clatskanie</u>		10. State of the recording: <u>OREGON</u>	
11. Book and page of the recording: <u>Book 56, Page 10</u>		12. Volume of the recording: <u>1</u>	
13. Name of the person or persons who filed the instrument: <u>Franklin K. Walling and Christine M. Walling</u>		14. Date of the filing: <u>1997-05-13</u>	
15. County of the filing: <u>Clatskanie</u>		16. State of the filing: <u>OREGON</u>	
17. Book and page of the filing: <u>Book 56, Page 10</u>		18. Volume of the filing: <u>1</u>	
19. Name of the person or persons who recorded the instrument: <u>Franklin K. Walling and Christine M. Walling</u>		20. Date of the recording: <u>1997-05-13</u>	
21. County of the recording: <u>Clatskanie</u>		22. State of the recording: <u>OREGON</u>	
23. Book and page of the recording: <u>Book 56, Page 10</u>		24. Volume of the recording: <u>1</u>	
25. Name of the person or persons who filed the instrument: <u>Franklin K. Walling and Christine M. Walling</u>		26. Date of the filing: <u>1997-05-13</u>	
27. County of the filing: <u>Clatskanie</u>		28. State of the filing: <u>OREGON</u>	
29. Book and page of the filing: <u>Book 56, Page 10</u>		30. Volume of the filing: <u>1</u>	

By Charles E. Smith Clerk



8912

4685

The undersigned trustee on February 10, 1994, at the hour of 1:00 o'clock, P.M., in accordance with the standard of time established by ORS (37.10), which was the day and hour to which the sale was postponed as permitted by ORS 85.755(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 \$11,288.21, 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 legal description attached hereto as Exhibit A, and by this reference incorporated herein as if fully set forth.

By Appointment of Successor Trustee dated September 21, 1993 and recorded at Vol. M93, Page 25343 or as instrument number 68951, records of Klamath County, Oregon, Bonham J. Matzen, attorney at law, was appointed successor trustee.

An Amended Notice of Default, containing an election to sell the real property and to foreclose the Trust Deed by advertisement and sale to satisfy grantors' obligations was recorded on October 7, 1993 at Vol. M93, Page 26058 or as instrument number 69298, records of Klamath County, Oregon, to which reference now is made.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Bonham J. Matzen*  
BONHAM J. MATZEN, Successor Trustee

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on February 10, 1994.

by Bonham J. Matzen  
This instrument was acknowledged before me on 12.



OFFICIAL SEAL  
MARSHA COBINE  
NOTARY PUBLIC, OREGON  
COMMISSION NO. 010787  
MY COMMISSION EXPIRES NOV. 07, 1995

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

32993

Sanee

NOTARY PUBLIC 8912



EXHIBIT "A"  
LEGAL DESCRIPTION

8915  
4686

A portion of the NE1/4 SE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center of the East line of the NE1/4 SE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, extending thence North 8 rods; thence West 50 rods; thence South 78 rods; thence East 50 rods back to the point of beginning; SAVE AND EXCEPTING ANY portion lying within the roadway; EXCEPTING ANY portions lying within deed recorded February 7, 1941 in Volume 135, page 287, Deed Records of Klamath County, Oregon, between Fred Stukel and Leonard Bowman being the Tract adjacent on the North, and also EXCEPT ANY portion lying with deed recorded January 3, 1973 in Volume M73, page 103, Deed Records of Klamath County, Oregon, between Warren Conner and Dale Coombe, being the Tract adjacent on the South.

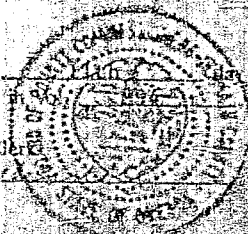
STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of B. T. Madden the 10th day of Feb A.D. 1994 at 10:57 o'clock A.M., and duly recorded in Vol. 135 of Deeds on Page 4684

FFB \$40.00

INDEXED

D-21



MOUNTAIN TITLE COMPANY, Inc. has recorded this instrument for record as an accommodation only, and it is not intended to constitute any conveyance or as to be taken as such by the State or any other party.

STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co the 25th day of March A.D. 1994 at 3:42 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 8913

FFB \$15.00

By W. L. Schlem County Clerk

By Mountain Title Co