

849  
 AFTER RECORDING, RETURN TO HENRY C. CHAPPELL, 210 N. Mainman, Bend, OR 97701,  
 503/332-1980

TRUSTEE'S DEED

THIS INDENTURE, made this 31 day of March, 1994, between Greg Hendrix ("Trustee"), and JAMES C. CAVETT and MARY F. CAVETT, husband & wife ("Grantee");

GENEVA I. BOECKMAN and LISA M. ROBARK, not as tenants in common, but with right of survivorship, as Grantor, executed and delivered to Mountain Title Company of Klamath County, as trustee, for the benefit of QUENTIN R. RICHARD and GEORGIA M. RICHARD, husband & wife, as beneficiary, a certain trust deed dated August 21, 1989, recorded August 25, 1989, in vol. M89, p. 15874 Microfilm Records of Klamath County, Oregon. 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 said beneficiary. The said grantor thereafter defaulted in performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or 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 official Records of said county on November 15, 1993, in book/real/volume No. M93, page 30101, to which reference now is made.

After recording of said notice of default the undersigned trustee gave notice of the time for and place of sale of said real property as fixed 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, return receipt requested, to the last-known address of the persons or their legal representatives, if any, as required by Oregon Revised Statutes Chapter 86 at least 120 days before the date the property was sold, and the address of the guardian, conservator or administrator or executor of any person named in said ORS chapter 86. If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by law were mailed by registered or certified mail to the last-known address of those persons listed in ORS chapter 86 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 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 are shown by one or more affidavits or proofs, together with the 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. 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 Chapter 86.

Pursuant to said notice of sale, the undersigned trustee on March 28, 1994, at the hour of 10 o'clock, a.m., of said day, as set forth in the Notice of Sale or Amended Notice of Sale, if any, 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 said real property in one parcel at public auction to the Grantee for the sum of \$971.31, being the highest and best bid at such sale. The true and actual consideration paid for this transfer is the sum of \$971.31.

NOW THEREFORE, in consideration of said sum so paid by the Grantee, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the trustee does hereby convey unto the Grantee all interest which the grantor had or had the power to convey at the time of grantor's execution of said trust deed, together with any

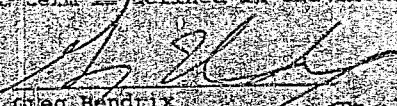
interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property:

Lot 7, Block 12, FIRST ADDITION TO RIVER FINE ESTATES, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon; 2309-02480-03400.

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 owning an obligation, the performance of which is secured by said 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 corporation and any other legal or commercial entity.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

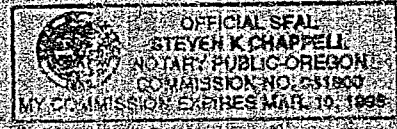
By execution of this instrument, Trustee certifies that Trustee is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

  
Greg Hendrix  
Successor Trustee 68683234

STATE OF OREGON ss.  
County of Deschutes ss.

The foregoing instrument was acknowledged before me by GREG HENDRIX this 31 day of March, 1994.

  
Notary Public for Oregon  
My Commission Expires: 3/10/98



STATE OF OREGON, COUNTY OF KLAMATH ss.  
Filed for record at request of Mountain Title Co the 4th day of April A.D. 1994 at 11:12 o'clock A.M., and duly recorded in Vol. 494 of the Deschutes County Clerk's Office on Page 9792.  
By Evelyn Biehn County Clerk