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04-15-94P03:38 RCVD

Vol. 94 Page 11315

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS ARE TO BE
SENT TO THE FOLLOWING ADDRESS:
Capitol Industries, Inc.
5150 Mae Anne Avenue, Suite 213
Reno, NV 97525

After Recording Return to:
Capitol Industries, Inc.
5150 Mae Anne Avenue, Suite 213
Reno, NV. 97525

CONSIDERATION: \$37,023.27

TRUSTEE'S DEED

ATC 74997

TRUSTEE: MICHAEL C. AROLA, Successor Trustee

GRANTEE: CAPITOL INDUSTRIES, INC., a Nevada Corporation

RECITALS:

A. JONATHAN H. ZENS and DOROTHEA F. ZENS, Grantor, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, Trustee for the benefit of CHARLES R. STEWART AND THELMA D. STEWART, Beneficiary, a Trust Deed dated April 23, 1981 and recorded on April 23, 1981, in the Official Records of Klamath County, Oregon as Book M-81, Page 7287 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

As described on the attached Exhibit A

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. MICHAEL C. AROLA was appointed Successor Trustee of the Trust Deed. The appointment was recorded on October 27, 1993 in the Official Records of Klamath County, Oregon as Book M-93, Page 28312.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on October 27, 1993 in the Official Records of Klamath County, Oregon as Book M-93, Page 28313.

D. After recording the Notice of Default and Election to Sell, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 120 days before the Trustee conducted the sale. An Affidavit of Mailing of such notice was recorded in the Official Records of Klamath County, Oregon as Book M-94, Page 4330, prior to the day the Trustee conducted the sale.

2. To the occupants of the Real Property by personal service, more than 120 days prior to the day the Trustee conducted the sale. A Proof of Service was recorded in the Official records of Klamath County, Oregon as Book M-94, Page 4330, prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Herald and News, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks. The last publication was more than 20 days prior to the day the Trustee conducted the sale. An Affidavit of Publication of such notice was recorded in the Official Records of Klamath County, Oregon as Book M-94, Page 4334, prior to the day the Trustee conducted the sale.

E. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the

Real Property, except for those persons named in the affidavits referred to in Recital D. of this deed.

F. On April 7, 1994, at 10:00 a.m. at the front of the United States Post Office, 317 S. Seventh, Klamath Falls, Oregon, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

G. At no time during the period of time between the recording of the Notice of Default and Election to Sell and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

H. The true and actual consideration paid for this transfer is \$37,023.27.

I. In construing this instrument, whenever the context requires, the following shall apply:

1. References to a specific gender shall include the masculine, feminine and neuter genders.

2. Reference to the singular shall include the plural and vice versa.

3. References to the Trustee shall include any Successor Trustee.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed.

Dated: April 11, 1994.

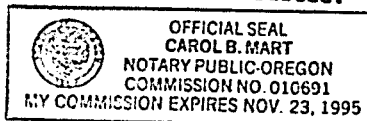
Michael C. Arola
MICHAEL C. AROLA
Successor Trustee

STATE OF OREGON)

COUNTY OF LANE)

ss.

The foregoing instrument was acknowledged before me on April 11, 1994, by MICHAEL C. AROLA, Successor Trustee.



Carol B. Mart
Notary Public for Oregon
My Commission Expires: 11-23-95

EXHIBIT "A"

A portion of Government Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeasterly right of way line of the County road known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of beginning bears South 89 degrees 59' East 296.4 feet and South 256.9 feet and North 71 degrees 00' East a distance of 308.4 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South, parallel to the West line of Lot 15 of said Section 16, a distance of 176.31 feet; thence North 89 degrees 34' East a distance of 132.64 feet, more or less to the Southwest corner of that certain parcel of land deeded to Clifford D. King and recorded in Klamath County Deed Records, Volume 151, Page 122, as it is now fenced and occupied; thence North 1 degree 23' 30" West along the fence line marking the Westerly boundary of the King property a distance of 217.8 feet to the Southwesterly line of the said Depot Road; which point is the Northwesterly corner of said King property as fenced and occupied; thence South 71 degrees 00' West a distance of 134.6 feet, more or less, to the point of beginning.

CODE 16 MAP 4112-16DC TL 1000

ALSO:

A 1975 Flamingo 14' x 70' Mobile Home.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day
of April A.D., 19 94 at 3:38 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 11315.

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline Miller