

'96 MAR -4 P3:24

AFTER RECORDING RETURN TO:
TRANSAMERICA FINANCIAL SERVICES
6203 San Ignacio, Suite 201
San Jose, CA 95119

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS WILL BE
SENT TO THE FOLLOWING ADDRESS:
TRANSAMERICA FINANCIAL SERVICES
6203 San Ignacio, Suite 201
San Jose, CA 95119

K-48362
T.S. NUMBER: 025TW041695

LOAN NUMBER: 404689/MCCARTY

TRUSTEE'S DEED

THIS TRUSTEE'S DEED IS EXECUTED BY VICTORIA HATCH, ESQ., AND DELIVERED TO:
TRANSAMERICA FINANCIAL SERVICES

RECITALS

REFERENCE IS MADE TO THAT CERTAIN TRUST DEED ("TRUST DEED"), WHOSE PARTIES, DATE
AND RECORDING INFORMATION ARE AS FOLLOWS:

GRANTOR:	JIM MC CARTY WENDY MC CARTY
TRUSTEE:	ASPEN TITLE
BUYER:	TRANSAMERICA FINANCIAL SERVICES
BENEFICIARY:	TRANSAMERICA FINANCIAL SERVICES
DATE:	MAY 21, 1993
RECORDING DATE:	MAY 26, 1993
RECORDING REFERENCE:	62024 BOOK M93 PAGE 11904
COUNTY OF RECORDING:	KLAMATH

THE TRUST DEED ENCUMBERED THE REAL PROPERTY HEREINAFTER DESCRIBED AS THE
"PROPERTY" TO SECURE, AMONG OTHER THINGS, THE PERFORMANCE OF CERTAIN OBLIGATIONS
OF THE GRANTOR TO THE BENEFICIARY. THEREAFTER, BENEFICIARY INFORMED THE TRUSTEE
THAT THE NOTE INSTALLMENTS DUE JANUARY 30, 1994 AND ALL THE SUCCESSIVE
INSTALLMENTS WERE UNPAID, AND DECLARED ALL SUMS SO SECURED IMMEDIATELY DUE AND
OWING.

A NOTICE OF DEFAULT, CONTAINING AN ELECTION TO SELL THE PROPERTY AND TO FORECLOSE
THE TRUST DEED BY ADVERTISEMENT AND SALE TO SATISFY THE GRANTOR'S OBLIGATION WAS
RECORDED IN THE MICROFILM RECORDS OF KLAMATH COUNTY ON SEPTEMBER 28, 1995 6849
REEL VOL M95 PAGE 26284.

PURSUANT TO THE NOTICE OF DEFAULT, THE TRUSTEE ON FEBRUARY 16, 1996 AT THE HOUR
OF 10:00 A.M. AT THE PLACE SO FIXED FOR THE SALE, SOLD THE PROPERTY IN ONE PARCEL
AT PUBLIC AUCTION TO THE BUYER FOR THE SUM OF \$17,755.01 BEING THE HIGHEST AND
BEST BID AT THE SALE AND THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS
TRANSFER.

CONVEYANCE

TRUSTEE CONVEYS TO BUYER 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 WHICH THE GRANTOR OR HIS SUCCESSORS IN INTEREST ACQUIRED AFTER THE
EXECUTION OF THE TRUST DEED IN AND TO THE PROPERTY:

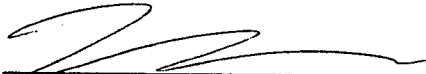
LOT 1, BLOCK 34, OF FIFTH ADDITION TO KLAMATH RIVER ACRES, IN THE COUNTY OF
KLAMATH, STATE OF OREGON CODE 21, MAP 4008-6BB, TAX LOT 1700.

TRUSTEE'S DEED (CONT.)

T.S. #:025TW041695

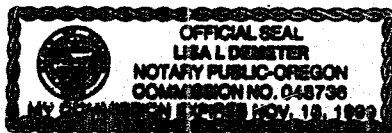
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. THE TRUST AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE ARE THE SUM SPECIFIED ABOVE.

DATED: FEBRUARY 16, 1996


BY: VICTORIA HATCH, ESQ., SUCCESSOR TRUSTEE

STATE OF OREGON)
COUNTY OF MULTNOMAH)

ON THIS 16 DAY OF February, 1996, PERSONALLY APPEARED THE ABOVE NAMED VICTORIA HATCH, ESQ. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.




NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 11/13/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of March A.D., 19 96 at Klamath County Title the 4th day
of _____ at 3:24 o'clock P M., and duly recorded in Vol. M96
_____ Deeds on Page 5932

FEE \$35.00

Bernetha G. Letsch, County Clerk
By 