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Kenneth F. Mayer, Attorney at Law, Successor Trustee , hereinafter called trustee, and Donald E. Allen and Vicki Allen, husband and wife

hereinafter called the second party;

WITNESSETH:

RECITALS: Karen Hallum, as grantor, executed and , as trustee, for the benefit delivered to Key Title Company of Donald E. Allen and Vicki Allen, husband and wife, as beneficiary, a certain trust deed dated February 10 , 1995 , duly recorded on February 21 , 1995 , in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M95 at page 3701 and/or as fee/ tile/instrument/microtilm/reception No......(indicate which). In that trust deed the real property therein and hereinalter described was conveyed 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 4 , 19.96, in book/reel/volume No. M96 at page 9474 and/or as fee/file/instrument/microfilm/reception No. (indicate which), Klamath County mortgage records, to which reference now is made.

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 publica-tion 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 it 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)-(b) or (1)(c).

The true and actual consideration for this conveyance is \$ 26,347.61 (Here comply with ORS 93.030.)

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Donald E. Allen & Vicki Allen 52755 Huntington Rd.	Law alternation for the	o'clock	M., and recorded in
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The undersigned trustee on July 31	, 19.90	, at the hour oflivu	o'clock, .YM., in
accord with the standard of time established by	RS 187.110, (which	h was the day and hour	to which the sale was
postponed as permitted by ORS 86.755(2)) (whi	hiwad the daylan	d hour set al she ane he c	id indice for issue) * and
at the place so fixed for sale, in full accordance	vith the laws of t	he State of Uregon and p	sursuant to the powers
conferred upon the trustee by the trust deed, sol	i the real propert	y in one parcel at public	auction to the second
party for the sum of \$ 26.347.61 , the se		ne highest and best bidde	er at the sale and that
sum being the highest and best bid for the proper NOW THEREFORE, in consideration of the	y.	the committee in an	h the receipt whereof
is acknowledged, and by the authority vested in the	iai suili so palu bj	owe of the State of Oregor	and by the trust deed
the trustee does hereby convey unto the second p	e trustee by the R artu all interest w	hich the grantor had or he	ad the power to convey
at the time of grantor's execution of the trust de	ed together with	any interest the grantor	or érantor's successors
in interest acquired after the execution of the tru	t deed in and to th	he following described rea	1 property, to-wit:
The state of the s			
Lot 10 in Block 9 of the FIRS	ADDITION TO	RIVER PINE ESTATES,	according to the
official plat thereof on file	in the office	of the County Cleri	k of Klamath
County, Oregon.			-
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TO HAVE AND TO HOLD the same unt	the second party	, second party's heirs, sur	ccessors in interest and
assigns forever.	ay wanti jara	a kakina ya maji iliye iliy	
In construing this instrument and wheneve	the context so re	quires the singular includ	es the plural; the word
"grantor" includes any successor in interest to the	grantor, as well a	s each and all other perso	ons owing an obligation,
the performance of which is secured by the trust "beneficiary" includes any successor in interest of	deed; the word t	rustee includes any succ	word "nerson" includes
a corporation and any other legal or commercial		ist namet above, and the	Word person merades
IN WITNESS WHEREOF, the undersign	ed trustee has here	eunto executed this docum	nent. If the undersigned
is a corporation, it has caused its name to be sign	ed and its seal. if	any, affixed by an office	r or other person duly
authorized to do so by order of its board of direct		esta de Carlos de Ca Carlos de Carlos de C	
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIB		THE TOPPE	below
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REG	JLATIONS		
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACCI TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY (S COUNTY REITHERIN	F. Mayer, Successo	r/Trustee
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETER LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS I	MINE ANY	ente grave gay et a se que la la company et a se que en la company et	
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* Delete words in parentheses if inapplicable			
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STATE OF OREGON, C	unty ofmat.lul		9-4 1096
by Kenneth F. Mayer	Successor Tr	fore me on	L F
This instrument w	swww.www	fore me on	. 19
by			
terengies called the action party,		************************************	***************************************
OFFICIAL SEA			
CINDY GARDNER	Belgist W. France	11 H	Date)
NOTARY PUBLIC OREGON		CARNU	
COMMISSION NO. 018608 MY COMMISSION EXPIRES NOVEMBER 28, 1996	and the court	Cengell	otary Public for Oregon
And the state of t	Му сотп	rission expires	0-70

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day of September A.D., 19 96 at 3:48 o'clock p.M., and duly recorded in Vol. M96 of Deeds on Page - 29221

Bernetha G Letsch, County Clerk
FEE \$35.00 By