

Until a change is requested
send tax statement to:
Grantee
178 Crest Drive
Myrtle Creek, OR 97457

After recording, return to:
UMPQUA TITLE & ESCROW SERVICES
505 Southeast Main Street
Post Office Box 1609
Roseburg, OR 97470

Pursuant to ORS 93.030, the true and actual consideration paid for this transfer is: \$72,276.32.

ATC #44737

TRUSTEE'S DEED

THIS INDENTURE, made this 16th day of October, 1996, between UMPQUA TITLE & ESCROW SERVICES, INC., Grantor, hereinafter called trustee, and LARRY R. LEWIS and JANET F. LEWIS, husband and wife, Grantee, hereinafter called second party;

WITNESSETH:

PHILLIP FIELDS, as Grantor, executed and delivered to Josephine-Crater Title Companies, Inc., as original trustee, for the benefit of second party, as Beneficiary, a certain trust deed dated October 18, 1995, and recorded October 26, 1995, in Volume M95 at Page 29302 and re-recorded November 29, 1995, in Volume M95 at Page 32642, 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 the performance of certain obligations of the grantor to said beneficiary. Said grantor thereafter defaulted in performance of the obligations secured by said trust deed as stated in the notice of default hereinafter referenced 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 his successor in interest, declared all sums so secured immediately due and owing. 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 May 30, 1996, in Volume M96 at Page 15612, records of said county, to which reference is now made.

After the recording of said notice of default the trustee gave notice of the time and place of sale of said real property as fixed by him and as required by law; the Trustee's Notice of Sale was mailed by both first class and certified mail with return receipt requested, to the last known address of the parties or their legal representatives, if any, named in subsections (1) and (2)(a) of Section 86.740 Oregon Revised Statutes, at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last known address of the guardian, conservator, administrator or executor of any party named in subsection (1) of ORS 86.740, promptly after the trustee received notice of the disability, insanity or death of any such party; the Trustee's Notice of Sale was served upon the occupants, if any, 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 subsection (1) of section 86.750 Oregon Revised Statutes.

If the foreclosure proceedings were stayed and released from the stay, an Amended Trustee's Notice of Sale in the form required by subsection (6) of section 86.755 Oregon Revised Statutes was mailed by first class and certified mail with return receipt requested, to the last known address of those parties listed in ORS 86.740 and 86.750 (1) within 30 days after the release from the stay.

Further the trustee published a copy of said Trustee's 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 are shown by one or more affidavits or proofs of service duly recorded on or before 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, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any party, other than the parties named in said affidavits and proofs as having or claiming a lien on or interest in said real property, entitled to notice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740.

Pursuant to said Trustee's Notice of Sale, and any amendments thereto, the undersigned trustee on October 15, 1996, at the hour of 10:00 o'clock AM, Pacific Time as established by Section 187.110, Oregon Revised Statutes, at the County Building located at 316 Main Street in the City of Klamath Falls, County of Klamath and State of Oregon, in full accordance with the laws of said state and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to said second party for the sum of \$72,276.32, he being the highest and best bidder at said sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the aforesaid sum.

NOW THEREFORE, in consideration of the said sum so paid by the second party, 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 second party 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 11 in Block 1 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, his heirs and assigns, forever.

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.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and 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 said trust deed; the word trustee includes any successor trustee and the word beneficiary includes any successor in interest of the beneficiary first named above.

UMPQUA TITLE & ESCROW SERVICES, INC., Trustee

By *James W. Sibbald*

James W. Sibbald, President

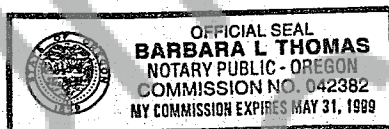
STATE OF OREGON)
County of Douglas) ss.

October 16, 1996.

The foregoing instrument was acknowledged before me by James W. Sibbald President of Umpqua Title & Escrow Services, Inc., an Oregon corporation, on behalf of said corporation.

Barbara L. Thomas
Notary Public for Oregon

JWS:bt
33063F



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of October A.D., 19 96 at 3:09 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 33574.

FEE \$40.00

Berneth G. Letsch

By *Kathleen Ross*

County Clerk