THIS INDEMINITERM ade this con. I PARTICK INDEMINITERM OF 021811 and 021811 a	TRUSTEE'S DEED 20th day of February	97 Page 6108
THIS NUMERING PROPERTY OF CASES AND CONTROL PROPERTY OF CASES AND CHARLES AND		19 ⁹⁷ betwee
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ereinafter called the second party, vi	. Skellham	
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	witnesseth: pages to the	and the second of the second o
Elmer A. Pecka	27 - 241 1 A - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2	as frantor executed at
PECITALS: Elmer A. Pecka elivered to Klamath County Title Com f Charlene A. Skellham f August 16 19 95, duly f Klamath County, Oregon	npany	as trustee, for the benef
Charlene A. Skellham	over the second of the second	beneficiary, a certain trust des
ated August 16 19 95 duly	recorded on August 30	, 19.95 in the mortgage record
Klamath County, Oregon, strument/nucrotibos/reseptions/No. 5346	, in \$558/reet/volume No	page, or as new find
After the recording of said notice of delolace of sale of said real property as fixed by vere served pursuant to ORCP 7D.(2) and 7 equested, to the last-known address of the p (2)(a), at least 120 days before the date the class and certified mail with return receipt reministrator or executor of any person named disability, insanity or death of any such per ecribed in the trust deed in the manner in where the days before the date the property was sold any such per ecribed in the trust deed in the manner in which the days before the date the property was sold any such per ecribed in the date the property was sold any such per ecribed in the date the property was sold and the days before the date the property was sold and the days before the date the property was sold and the days before the date the property was sold and the days before the date the property was sold and the days before the date the property was sold and the days before the date the property was sold and the days before the date the property was sold and the days before the date the property was sold and the days before	and/volume No	e now is made. e gave notice of the time for a se fave notice of the time for a se of the Trustee's Notice of Sertified mail with return recey, named in ORS 86.740(1) a tice of Sale was mailed by fine guardian, conservator or sustee received knowledge of a occupants of the property of CCP 7D.(2) and 7D.(3) at leaches the proceedings were stay by ORS 86.755(6) were mains of the processes the colosure proceedings were stay by ORS 86.755(6) were mains.
by registered or certified mail to the last-known address provided by each person who was property after the release from the stay. Further, and circulation in each county in which the last publication of said notice occurred more outblication of said notice of sale are shown to the last of sale in the official records of said county and election to sell and the trustee's notice of trustee's deed as fully as if set out herein vertical the persons named in said affidavits are property, entitled to notice pursuant to ORS	the trustee published a copy of said notices said real property is situated, once a week than twenty days prior to the date of suby one or more affidavits or proofs of secunty, said affidavits and proofs, together sale, being now referred to and incorpor batim. The undersigned trustee has no acount proofs as having or claiming a lien on \$86.740(1)(b) or (1)(c).	ale which was stayed within the of sale in a newspaper of good k for four successive weeks; and the sale. The mailing, service a roice duly recorded prior to a with the said notice of defated in and made a part of the sale notice of any person, of or interest in said described r
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Patrick J. Kelly, Attorney	STATE OF OREGON,	
717 NW 5th Street		SS.
Grants Pass, OR 97526	County of	j itru-
Granter's Name and Address		
Charlene A. Skellham : 195 *** Charlene		
6528 Valhalla Avenue	at o'clock M., and recor	
Klamath Falls, OR 97603	in book/reel/volume No.	
Grantee's Name and Address and Assessment	A region of the second	
After recogling return to [Name, Address, Zipler cons Doug for sand	And the state of t	
Patrick J. Kelly, Attorney and ancu-		
717 NW 5th Street acce at angle, sacrou t	this count second, but the Record of Deeds of said County.	
TO 11 OR DISCOLUTE MARE AR	in the beautiful adjection of the test of the North Manes my name and sea	1 GT
Until requested otherwise send all for stockments to [Name, Address, Zip]. Charlene A. Skellham 6528 Valhalla Avenue	સ્ત્રિકાર્યા કરતાં ત્રાપ્ત ત્રાપ્ત્રિકાર કે ક્ષેત્ર કરાયા છે. એક કે	145
6528 Valhalla Avenue	SOURCE STATE THE STATE OF STATE STATE	******
6528 Valhalla Avenue Klamath Falls, OR 97603	By, Dep	suty

Pursuant to said notice of sale; the undersigned trustee on ____February 12 6169 O clock, A.M., of said day, in accord with the standard of time established by ORS 187.110, (which was the day and hour to which said sale was postponed as permitted by ORS 86.755(2)) (which was the day and sale was postponed as permitted by ORS 86.755(2)) (which was the day and low sale in the amended Notice of Sale); and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by said trust deed, sold said real and the sale of the said sand party. property in one parcel at public auction to the said second party for the sum of \$ 40,215.74....., said second party being the highest and best bidder at such 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 sum of \$ 40.215.74 NOW THEREPORE, in consideration of the said sum so paid by the second party in cash, 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 granter 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 grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit: SEE EXHIBIT "A" STATE OF CHITS specify, entitled to votice pursuous to OKS 66,189(O)(b), or (D)(e). en the persons control in said affidences and procedura having of civillia) o lien of the said the persons control in the said affidence of the said and sai getzelp tend os fielly as fisher our herest verbatim. The undersigned reason sees unit setting and an experience of the contraction of the contrac de election so and the tension's softice of sale, mutic now twisted to and incorporated a sign of sale in the official records of sale county, said affidences and proofs, forester to a con-ing alterior at the official records making of sale factors and the said to and the thrication of said motion of sale are shown by one or miore candersits on process of services of sales st publication of sold notice occurred more than twenty days priorizable satural school solution. This trond distribution of only one chairs have no reference in death, and priorized in the solution of the of creatistics desired courses in winds the and real property designated, such a west for ye after the relates from the stay. Further, the trinsiae published a rough all enid maters of ref. is a state of the relation of the resident and the state of the state of the resident and the state of the state ése provided by each peruanar**ho** was present at the time and clade les for the cule who granded by each peruanarho was premiérem receive militaire a suive la pair comme de care de care de care de care genred as conflict with to the fact. Finale address of those posesses lated in ORS of the second as constituted as the second se reflected from the state, course of animometrical Mollice of Sale in the force registers to repetite the sale of the force in the force in the sale of the force in the sale of the sale o days before the Lein, the property was sold paisoners to ORS section (1). It the lein to ised in the trust dead in the member in schools charmons is estred particular in Claus. struction of execution of any persons during in ONS Megaster), principally, effect the distribution of Salarying serviced appropriately, produces on meaning any ending particle in Morting to Salarying serviced approach to the first service and the distribution of Salarying serviced and the distribution of the service services and the services and the service services and the services and the service services and the services are services and the services and the services and the services are services and the services and the services and the services are services are services and the services are services and the services are services are services and the services are services are services are services are services and the services are s and expected takes with return recoins required, to the law known widow to a before the desir the property was told, and the Broate TO HAVE AND TO HOLD the same unto the second party; second party's heirs, successors-in-interest and assigns forever. 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 owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, the word "handiciary" includes any successor trustee, the word the performance of which is secured by said trust deed, the word trustee the due of any successor in interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity. IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal effixed hereto by an officer or other person 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. STATE OF OREGON, County of ____Josephine This instrument was acknowledged before me on February 20 Patrick J. Kelly This instrument was acknowledged before me on OFFICIAL SEAL SHARON DEARDORFF NOTARY PHBLIC OREGON COMMISSION NO. 057531

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COMMISSION EXPIRES SEPT. 11, 2000

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EXHIBIT "A"

All of Lots 24, 25 and the Southeast one-half of Lot 26 in Block 21 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an interest in a certain community driveway and garage as shown in Book 104 page 190, records of Klamath County, Oregon.

STATEC	FOREGON: COUN	ITY OF KLAMATH: ss.	
Filed for	record at request of	Aspen Title & Escrow the 28th	day
of	February	A.D., 19 97 at 3:33 o'clock P. M., and duly recorded in Vol. M97	
01		of Deedson Page6108	
		Bernetha G. Letsch, County Clerk	
		by Katthin Kasa)	
FEE	\$40.00	entire in the second of the se	
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