

AFTER RECORDING RETURN TO:

BOGLE & GATES, P.L.L.C.
Attn: Theresa A. Kempenich
222 SW Columbia, Suite 1400
Portland OR 97201

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Janette R. Ultsch
Continental Mortgage Company
2000 Two Union Square
601 Union Street
Seattle, WA 98101-2326

K50262
TRUSTEE'S DEED

THIS INDENTURE, made this 1st day of July, 1997 between Janet M. Briggs, successor trustee, and Oregon Housing and Community Services Department, State of Oregon, hereinafter called Oregon Housing;

WITNESSETH:

RECITALS: Anthony S. Seid and Rebecca L. Rial-Seid, as grantor, executed and delivered to U.S. Bank of Washington, National Association, as trustee, for the benefit of U.S. Bancorp Mortgage Company, as beneficiary, a certain trust deed duly recorded on January 20, 1993, official records of Klamath County, Oregon, in Volume M93, Page 1476. In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. Oregon Housing is the successor in interest to the original beneficiary. Grantor or grantor's successor in interest thereafter defaulted in the performance of the obligations secured by said 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 said default, Oregon Housing declared all sums so secured immediately due and owing; a 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 obligations was recorded in the official records of said county on February 13, 1997, Volume M97, Page 4511, to which reference now is made.

After the recording of said Notice of Default, the undersigned Janet M. Briggs gave notice of the time for and the place of sale of said real property as fixed by her and as required by law. Copies of the Trustee's Notice of Sale were mailed by U.S. certified mail, return receipt requested, and by first class mail, to all persons entitled by law to such notice at their respective last known addresses, and the occupants of the property were timely served with said Notice Of Sale, all as provided by law, and at least 120 days before the day so fixed for said trustee's sale.

Further, Janet M. Briggs published a copy of said Notice of Sale in a newspaper of general circulation in Klamath County, once a week for four successive weeks; the last publication of said Notice occurred at least twenty days prior to the date of such sale. The mailing, service and publication of said Notice of Sale are shown by one or more affidavits or proofs of service duly recorded on or prior to 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 verbatim. On the date of said Notice of Sale, Janet M. Briggs had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or interest in said described real property subsequent to the interest of the trustee and beneficiary in the trust deed.

Pursuant to said Notice of Sale, Janet M. Briggs on July 1, 1997 at 10:00 A.M., of said day, based on the Standard of Time, as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale, sold said real property in one parcel at public auction to Oregon Housing for the sum of \$32,406.65, it 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 \$32,406.65.

NOW, THEREFORE, in consideration of the said sum so paid by Oregon Housing, and by the authority vested in Janet M. Briggs by the laws of the State of Oregon and by said trust deed, Janet M. Briggs does hereby convey unto Oregon Housing and Community Services Department, State of Oregon, 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 said grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

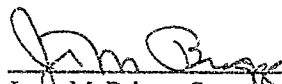
The Southerly 100 Feet of Lot 12, VILLA SAINT
CLAIR, according to the official plat thereof on file
in the office of the County Clerk of Klamath
County, Oregon.

Commonly known as 4385 A Bartlett Avenue, Klamath Falls, Oregon 97603
Tax Account No. 3909-14BB-1901; Code 41

TO HAVE AND TO HOLD the same unto Oregon Housing, its successors in interest and assigns forever.

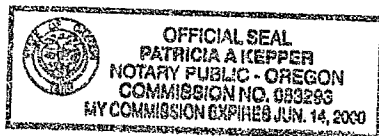
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

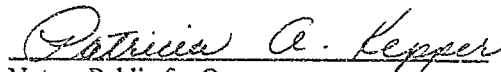
IN WITNESS WHEREOF, Janet M. Briggs has hereunto set her hand.


Janet M. Briggs, Successor Trustee

STATE OF OREGON)
 : ss.
County of Multnomah)

Janet M. Briggs acknowledged this instrument before me on the 1st day of July, 1997.




Notary Public for Oregon
My commission expires: 6-14-00

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title
on this 2nd day of July A.D., 1997
at 3:17 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 20669

Bernetha G. Letsch, County Clerk