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TRUSTEE'S DEED

Vol. M97 Page 28307

THIS INDENTURE Made this 28th day of August, 1997, between RICHARD FAIRCLO, called trustee, and P&M CEDAR PRODUCTS, INC., a corporation hereinafter called the second party;

WITNESSETH:

RECITALS: BIO WASTE MANAGEMENT CORPORATION, a corporation, as grantor, executed and delivered to Klamath County Title Company, as trustee, for the benefit of P&M CEDAR PRODUCTS, INC., a corporation, as beneficiary, a certain trust deed dated December 6, 1988, duly recorded on December 7, 1988, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M88 at page 20737, wherein the said grantor conveyed to the said beneficiary 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. The said grantor thereafter defaulted in grantor's 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, the owner and holder of the obligations secured by said 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 said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on April 16, 1997, in book/reel/volume No. M97 at page 11396, the contents of which are hereby incorporated by reference, to which reference now is made.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by the trustee and as required by law; copies of the Trustee's 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 address 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, 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 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; the Notice of Sale was 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. Further, the trustee published a copy of said 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 of sale are shown by one or more affidavits or proofs of service duly recorded 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 herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

(Continued on reverse side)

Richard Fairclo 280 Main Street Klamath Falls OR 97601	
GRANTOR'S NAME AND ADDRESS	
P&M Cedar Products, Inc. P.O. Box 7349 Stockton CA 95267	
GRANTEE'S NAME AND ADDRESS	
After recording return to: Richard Fairclo 280 Main Street Klamath Falls OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: P&M Cedar Products, Inc. P.O. Box 7349 Stockton CA 95267	
NAME, ADDRESS, ZIP	

STATE OF OREGON, County of _____	
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
NAME _____	TITLE _____
By _____ Deputy	

SPACE RESERVED FOR RECORDER'S USE

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Present to said notice of sale, the undersigned trustee on August 28 1997 at the hour of 10:00 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 36.755(2)) (which was the day and hour set 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 property in one parcel at public auction to the said second party for the sum of \$ 131,414.78, 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 \$131,414.78.

NOW THEREFORE, 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 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 grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

See attached Exhibit "A"

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 "beneficiary" includes 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 affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

*[Signature]*

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.

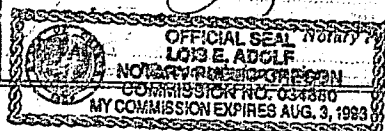
\* Delete words in parentheses if inapplicable.

(If executed by a corporation, affix corporate seal.)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, }  
County of Klamath } ss.  
This instrument was acknowledged before me on August 28, 1997, by Richard Fairclor, Trustee

*[Signature]*



STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Notary Public for Oregon

My commission expires:

(SEAL)

EXHIBIT 'A'

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of real property situated in the SW $\frac{1}{4}$  and in the NW $\frac{1}{4}$  of Section 34, and the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 33, both in Township 40 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the section corner common to Sections 33 and 34, Township 40 South, Range 8 East of the Willamette Meridian, and Sections 3 and 4, Township 41 South, Range 8 East of the Willamette Meridian; thence East along the South boundary of above said Section 34 a distance of 117.3 feet to the Westerly right of way boundary of the Southern Pacific Company's Railroad; thence North 32°18' East along said right of way boundary, a distance of 1165.1 feet to the Northerly boundary of Gordon Street as shown on the official plat of Worden, Oregon, and being the true point of beginning of this description; thence North 57°42' West along the aforesaid Northerly boundary of Gordon Street a distance of 1013.5 feet; thence North 32°18' East parallel with the aforesaid railroad right of way boundary, a distance of 1400.0 feet; thence South 57°42' East parallel with aforesaid Gordon Street, a distance of 1013.5 feet to the aforesaid railroad right of way boundary; thence South 32°18' West along same a distance of 1400.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that 80.0 foot strip of land shown as Main Street on the official plat of Worden, Oregon; and also

EXCEPTING THEREFROM Lot 2, Block 45 and Lot 23, Block 38 of Worden, Oregon, and

ALSO EXCEPTING THEREFROM Lots 8 through 16, both inclusive, Block 45 of Worden, Oregon, vacated.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 29th day  
of August A.D., 19 97 at 9:51 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 28387.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Katalin Ross

No. 301947 T/ K-48262