

Send tax statements to:
Norwest Mortgage, Inc.
405 SW Fifth Street
Des Moines, IA 50309

After recording, return to:
Evans, Freeby & Jennings, LLP
280 Court Street NE
Salem, OR 97301

Consideration for this deed is \$73,547.48.

K-56881

TRUSTEE'S DEED

THIS INDENTURE, made this 31st day of October, 1997, between Jay T. Jennings, hereinafter called the Trustee, and Norwest Mortgage, Inc., hereinafter called the Second Party;

WITNESSETH:

RECITALS: Jim L. Turner, as Grantor, executed and delivered to Klamath County Title Company, as Trustee, for the benefit of West One Bank, Oregon S.B., as Beneficiary, a certain trust deed dated January 18, 1996, duly recorded on February 7, 1996, in the Microfilm Records of Klamath County, Oregon, in Volume M96, Page 3594, and re-recorded on March 28, 1996 in Volume M96, Page 8678. The beneficial interest as assigned to Norwest Mortgage, Inc. by instrument recorded on November 25, 1996, in Volume M96, Page 36978 in said records. Jay T. Jennings was appointed successor trustee by instrument recorded June 17, 1997, in Volume M97, Page 18632, in said records. 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 Grantors to the said Beneficiary. The said Grantors thereafter defaulted in their 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 its 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 Grantors' said obligations was recorded in the Microfilm Records of said County on June 19, 1997, in Volume M97, Page 19011, thereof, to which reference is now made.

After the recording of the 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 him and as required by law; copies of the Trustee's said notice of sale were mailed by U. S. first class and certified mail to all persons entitled by law to such notice at the respective last known addressees; the persons named in ORS 86.750(1) were timely personally 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, the Trustee published a copy of said 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 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 prior to the date of said in the Records of said County, said affidavits and proofs recorded on October 10, 1997, in Volume M97, Page 33503, 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. On the date of said Notice of Sale, the undersigned Trustee had no actual notice of any person, other than the persons named in said affidavits and proofs of having or claiming a lien on or interest in said described real property subsequent to the interest of the Trustee in the trust deed.

Pursuant to said Notice of Sale, the undersigned Trustee on October 31, 1997, at the hour of 11:00 o'clock a.m. of said day, Standard Time as established by ORS 187.110, 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 him by said trust deed sold said real property in one parcel at public auction to the said Second Party for the sum of \$73,547.48, 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 last stated in terms of dollars.

NOW, THEREFORE, in consideration of 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 Grantors had or had the power to convey at the time of Grantors' execution of said trust deed, together with any interest the said Grantors or their successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 2, Block 19, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also described as HC32 Box 327 Glchrist, OR 97737


Tax Account No. 2209-013C0-08200

TO HAVE AND TO HOLD the same unto the Second Party, its heirs, successors-in-interest and assigns forever.

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 "Grantors" includes any successor in interest to the Grantors 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.

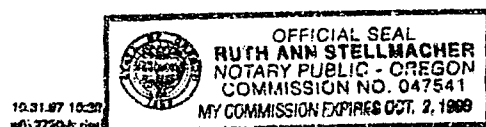
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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


IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand.


Jay T. Jennings, Trustee

STATE OF OREGON)
) ss.
COUNTY OF MARION)

Personally appeared the above named Jay T. Jennings, and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public
My Commission Expires: 10-2-99

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 3rd day
of November A.D., 19 97 at 11:07 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 36272

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rosen