

AFTER RECORDING RETURN TO:

James J. Stout
Attorney at Law
215 Laurel Street
Medford, OR 97501

SEND TAX STATEMENTS TO:

456 Stewart Circle
Prescott, AZ 86301

MTC 41568
TRUSTEE'S DEED

THIS INDENTURE, made this 5th day of January, 1998, between James J. Stout, hereinafter Successor Trustee, and Janice K. Brown, hereinafter Grantee;

RECITALS:

WHEREAS, Stanley S. Kulak, as Grantor, executed and delivered to Mountain Title Company, of Klamath County, for the benefit of Janice K. Brown, as beneficiary, a certain trust deed dated the 22nd day of May, 1991, and recorded the 30th day of May, 1991, as Document No. 30015, of the Microfilm Records of Klamath County, Oregon.

WHEREAS, James J. Stout was appointed successor trustee pursuant to Document No. 39509, and recorded on the 18th day of June, 1997, in the Microfilm Records of Klamath County, Oregon.

WHEREAS, 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.

WHEREAS, the said Grantor thereafter defaulted in his performance of the obligations secured by said trust deed as stated in the notice of default and notice of sale 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 her successor in interest, declared all sums so secured immediately due and owing; an amended notice of default and notice of sale, pursuant to ORS 86.735 and 86.745, containing the requisite statutory allegations, was recorded in the Microfilm Records of Klamath County, Oregon, on the 7th day of August, 1997, as Document No. 43265.

After the recording of said amended notice of default and notice of sale, as aforesaid, the undersigned Successor 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 Successor Trustee's said notice of default and 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 addresses of all persons or their legal representatives named in ORS 86.740(1); the notice prescribed in ORS 86.745 was served upon all 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 day the Successor Trustee conducts the sale pursuant to ORS 86.750(1). The Trustee caused to be published a copy of the notice of sale in a newspaper of general circulation in the county in which the property is situated once a week, for four (4) successive weeks, with the last publication being made more than 20 days prior to the date the Successor Trustee conducts the sale pursuant to ORS 86.750(2). On or before the date of the sale, the Successor Trustee

recorded an affidavit of mailing notice of sale, proof of service (if any) and an affidavit of publication of notice of sale in the Official Records in the county or counties in which the property described in the deed is situated pursuant to ORS 86.750(3). On the date of said notice of sale, the undersigned Successor Trustee 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 Successor Trustee in the trust deed.

Pursuant to said notice of sale, the undersigned Successor Trustee, on December 30, 1997, at the hour of 11:00 a.m., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, 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 grantee for the sum of \$75,345.34, she 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 \$75,345.34.

NOW, THEREFORE, in consideration of the said sum so paid by the Grantee in cash, the receipt whereof is acknowledged, and by the authority vested in said Successor Trustee by the laws of the State of Oregon and by said trust deed, the Successor Trustee does hereby convey unto the Grantee 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, to-wit:

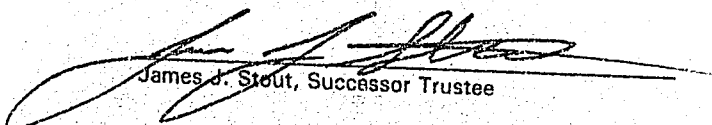
Lot 11, VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the Grantee, his 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 "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.

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.

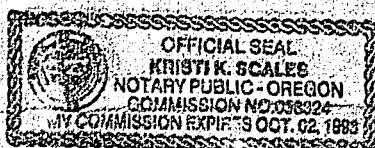
IN WITNESS WHEREOF, the undersigned Successor Trustee has hereunto set his hand.


James J. Stout, Successor Trustee

STATE OF OREGON)
)ss. January 5, 1998
 County of Jackson)

Personally appeared the above named James J. Stout, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Kristi K. Scales
 Notary Public for Oregon
 My Commission Expires: 10/2/99
(clients\brown.jan\trustd.eed)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
 of January A.D., 19 98 at 3:31 o'clock P. M., and duly recorded in Vol. M98,
 of Deeds on Page 495.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen K. K...