

NA
54985
TRUSTEE'S DEED
MTC 42184 Vol 1748 Page 2059
 Made this 19th day of January, 1998, between
BRADLEY S. COPELAND, hereinafter
 called trustee, and LIBERTY FEDERAL BANK, S.B.,
 hereinafter called the second party;

WITNESSETH

RECITALS: PHIL K. ANDERSCH, as grantor, executed and
 delivered to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, for the benefit
 of LIBERTY SAVINGS AND LOAN ASSOCIATION, as beneficiary, a certain trust deed
 dated November 18, 1986, duly recorded on November 18, 1986, in the mortgage records
 of Klamath County, Oregon, in book/reel/volume No. M86 at page 21067, and/or as fee/
 file/instrument/microfilm/reception No. (Indicate to which). In that trust deed the real property therein and
 hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of
 certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in performance of the obliga-
 tions secured by the 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 the default, the owner and holder of the obligations secured by the trust deed, being the bene-
 ficiary 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 real property and to foreclose the trust deed by advertisement
 and sale to satisfy grantor's obligations was recorded on August 15, 1997, in book/reel/volume No.
M97 at page 26849 and/or as fee/file/instrument/microfilm/reception No. (Indicate
which), Klamath County mortgage records, to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of
 the real property as fixed by the trustee and as required by law. Copies of the 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 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. A copy of the notice of sale was mailed by first class and certi-
 fied 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. Copies of the notice of sale were served upon occupants of the property de-
 scribed 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. The trustee published a copy of the 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 the notice occurred more than twenty days prior to the date of sale. The mailing, service and publica-
 tion of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in
 the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the
 notice of sale, being now referred to and incorporated in and made a part of this deed as it fully set forth herein.
 The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and
 proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740(1)-
 (b) or (1)(c).

The true and actual consideration for this conveyance is \$174,423.59 (Here comply with ORS 93.030.)

(Continued on reverse side)

BRADLEY S. COPELAND
P.O. Box 1758
Eugene, OR 97440-1758
 Grantor's Name and Address
LIBERTY FEDERAL BANK, S.B.
P.O. Box 10348
Eugene, OR 97440
 Grantee's Name and Address
 After recording return to (Name, Address, Zip)
BRADLEY S. COPELAND
P.O. Box 1758
Eugene, OR 97440-1758
 Until requested otherwise send all tax statements to (Name, Address, Zip)
LIBERTY FEDERAL BANK, S.B.
P.O. Box 10348
Eugene, OR 97440

STATE OF OREGON,
 County of ss.
 I certify that the within instrument
 was received for record on the day
 of , 1998, at
 o'clock M., and recorded in
 book/reel/volume No. on page
 and/or as fee/file/instru-
 ment/microfilm/reception No. ,
 Record of Deeds of said County.
 Witness my hand and seal of
 County, affixed.
 NAME TITLE
 By , Deputy

36 JUN 22 AM 11:14

The undersigned trustee on January 15, 1928, at the hour of 1:00 o'clock, P. M., in accordance with the standard of time established by ORS 187.110, (which was the day and hour to which the sale was postponed as permitted by ORS 86.755(2)) (which was the day and hour set in the amended notice of sale)* and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$174,423.59, the second party being the highest and best bidder at the sale and that sum being the highest and best bid for the property.

NOW THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the 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 the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

Lots 44 and 45, BALSIGER TRACTS, 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 second party, second party's heirs, successors in interest and assigns forever.

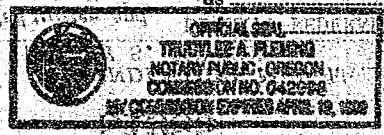
In construing this instrument and whenever the context so requires the singular includes the plural; the word "grantor" includes any successor in interest to the grantor, as well as each and all other persons owing an obligation, the performance of which is secured by the trust deed; the word "trustee" includes any successor trustee; the word "beneficiary" includes any successor in interest of the beneficiary first named above; and the word "person" includes a 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 name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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 30.030.

Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Lane ss.
This instrument was acknowledged before me on January 19, 1928, by BRADLEY S. CORLEAND.
This instrument was acknowledged before me on _____, 19____, by _____.



Handwritten Signature
Notary Public for Oregon
My commission expires 4-12-30

STATE OF OREGON: COUNTY OF KLAMATH ss.
Filed for record at request of _____, _____ the 22nd day of January A.D., 1928 at 11:14 o'clock A.M., and duly recorded in Vol. 1928 of _____ of _____ Records on Page 2059.
By Bernetha G. Latsch, County Clerk
Handwritten Signature