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Vol. M98 Page 3122MTC 37682  
TRUSTEE'S DEED

Jack Davis, Attorney at Law, the duly appointed successor Trustee in that certain Trust Deed dated April 18, 1995, and recorded in the Official Records of Klamath County, Oregon as Document No. 98637 in Volume M95 Page 9911 on April 19, 1995, hereby conveys unto Vernon G. Ludwig and Ofelia Ludwig, husband and wife, all that real property situated within Klamath County, Oregon and described as:

See Exhibit "A" attached.

This conveyance is made pursuant to the terms of the above Trust Deed and results from the default of Grantors in satisfying the payment obligations set forth in the accompanying Promissory Note. A Notice of Default was recorded in the Official Records of Klamath County, Oregon on August 27, 1997, as Document No. 44250 in Volume M97 Page 28158. Notice of Sale was duly published in the Herald and News and copies were delivered to the parties named in the Notice of Default as provided by law. At the date, time, and place established in the Notices of Default and Sale, the undersigned conducted an auction sale of the subject real property pursuant to the terms of the subject Trust Deed. The high bid was received from the Grantee herein in the sum of \$39,526.71 and receipt of said sum is hereby acknowledged.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 28th day of January, 1998.

  
\_\_\_\_\_  
JACK DAVIS, Trustee

Mail Tax Statements to:

3725 Talbot Street #289  
San Diego CA 92106

TRUSTEE'S DEED

return to:  
LAW OFFICES OF  
DAVIS, GILSTRAP, HEARN & WELTY  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 482-4425

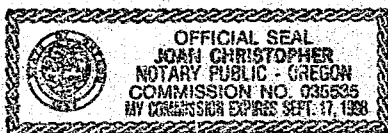
Attn: Joan Christopher

STATE OF OREGON )

County of Jackson )

§

Personally appeared the above-named Jack Davis and  
acknowledged the foregoing instrument to be a voluntary act.  
Before me:



*Joan Christopher*  
Notary Public for Oregon  
My Commission Expires: 9/17/98

TRUSTEE'S DEED

LAW OFFICES OF  
DAVIS, GILSTRAP, HEARN & WELTY  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 482-4455

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land lying in the N1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 49' West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 6 degrees 02' West a distance of 240.3 feet to an iron pin which is the true point of beginning; thence continuing South 6 degrees 02' West a distance of 270 feet; thence North 89 degrees 49' West a distance of 625.1 feet, more or less, to an iron pin which lies on the Easterly right of way line of the New Dalles-California Highway; thence North 11 degrees 36' West following the Easterly right of way line of the New Dalles-California Highway to an iron pin; which pin lies North 89 degrees 49' West a distance of 708.6 feet from the said true point of beginning; thence South 89 degrees 49' East a distance of 708.6 feet to the said true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Ameri title the 30th day  
of January A.D., 19 98 at 3:25 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 3122.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose