

TRUSTEE'S DEED

ATC 04047678

Jack Davis, the duly appointed successor Trustee in that certain Trust Deed dated October 28, 1996, and recorded in the Official Records of Klamath County, Oregon in Volume M-96, Page 34195, on October 30, 1996, hereby conveys unto Vernon G. Ludwig and Ofelia Ludwig, husband and wife, all that real property situated within Klamath County, Oregon and described as:

The East 75 feet of the West 171 feet of Lot 8, EMPIRE TRACTS, in the County of Klamath, State of Oregon.

This conveyance is made pursuant to the terms of the above Trust Deed and results from the default of Grantors Rodney D. Miller and Kelly A. Miller, in satisfying the payment obligations set forth in the accompanying Promissory Note, as well as Grantors' failure to pay delinquent real property taxes. A Notice of Default was recorded in the Official Records of Klamath County, Oregon on May 14, 1998, in Volume M-98, Page 16494. Amended Notice of Sale was duly published in the Herald and News and copies were delivered to all interested parties as provided by law. At the date, time, and place established in the Trustee's Amended Notice of 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 \$21,159.45, 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 22nd day of October, 1998.


Jack Davis, Trustee

Mail Tax Statements to:

757 Emory Street Box 185
Imperial Beach CA 91932

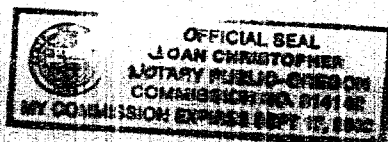
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LAW OFFICES OF
DAVIS, GILSTRAP, HEARN & WELTY
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-5111 FAX (541) 486-4485

39085

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: 9/17/02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
 of October A.D., 19 98 at 11:40 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 39084

FEE \$35.00

By Bernetha G. Letsch, County Clerk

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 ASHLAND, OREGON 97520
 (541) 482-3111 FAX (541) 486-4455