

98 OCT 26 AM 1:40

TRUSTEE'S DEED

ATC #04047482

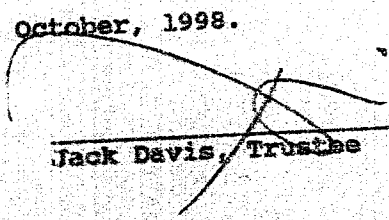
Jack Davis, the duly appointed successor Trustee in that certain Trust Deed dated June 6, 1996, and recorded in the Official Records of Klamath County, Oregon in Volume M-96, Page 16919, on June 10, 1996, hereby conveys unto Vernon G. Ludwig and Ofelia Ludwig, husband and wife, all that real property situated within Klamath County, Oregon and described as:

Lots 3 and 4, Block 17, FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, 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 16476. 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 \$21,793.47, 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

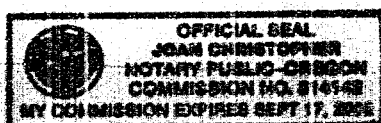
TRUSTEE'S DEED

LAW OFFICES OF
DAVIS, GILSTRAP, HEARN & WELTY
A Professional Corporation
615 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

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: 9/17/06

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of October A.D. 19 98 at 11:40 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 39088

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Brown

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LAW OFFICES OF
DAVIS, GILSTRAP, HEARN & WELTY
A Professional Corporation
516 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-9171 FAX (541) 488-4455