

ATC C4047081
TRUSTEE'S DEED

Jack Davis, the duly appointed successor Trustee in that certain Trust Deed dated February 10, 1997 and recorded in the Official Records of Klamath County, Oregon in Volume M-97, Page 4839, on February 18, 1997, hereby conveys unto James M. Edwards 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 Rodney D. Miller and Kelly A. Miller, husband and wife, 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 16480. 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 \$22,527.79, 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 October, 1998.



Jack Davis, Trustee

Mail Tax Statements to:

c/o Gayle Nicholson
1829 Austin Street
Klamath Falls OR 97603

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) 488-4455

EXHIBIT "A"

PARCEL 1:

A portion of Lots 1, 13 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55 degrees 38' East, 143 feet from the most Southerly corner of said lot; thence North 35 degrees 11' West, 66.45 feet; thence South 47 degrees 32' West, 11.6 feet; thence South 45 degrees 38' East, 1.79 feet; thence South 41 degrees 27' West, 29.85 feet; thence North 66 degrees 23' West, 19.63 feet to a point on the line between Lots 13 and 14 of said Block 76, which is North 48 degrees 10' East, 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence North 43 degrees 19' West, 38.6 feet, thence North 45 degrees 35' West, 30 feet, (the last two courses being chords of a curve parallel to Oregon Avenue), to a point on the line between Lots 12 and 13 of said Block 76, which is North 43 degrees 10' East, 98 feet from the common corner of said Lots 12 and 13 on the Northeasterly line of Oregon Avenue; thence North 43 degrees 10' East, 44.6 feet, along the line between said Lots 12 and 13, to the common corner of said Lots on the Southwesterly line of Lot 4 of said Block 76; thence South 51 degrees 42' East, 18.53 feet, along the line between said Lots 4 and 13, to the most Southerly corner of said Lot 4; which point is also, the most Westerly corner of Lot 1 of said Block; thence North 43 degrees 28' East, 34.93 feet, along the line between said Lots 1 and 2, to the most Northerly corner of said Lot 1, which point is also, the most Westerly corner of Lot 2 of said Block; thence South 46 degrees 32' East, 19 feet, along the line between said Lots 1 and 2; thence South 4 degrees 20' East, 28.5 feet; thence South 33 degrees 59' East, 78.1 feet; thence South 34 degrees 38' East, 18.8 feet, to a point on the Southeasterly line of said Lot 14, which is North 55 degrees 38' East, 153.5 feet from the most Southerly corner of said Lot 14; thence South 55 degrees 38' West, 10.5 feet, along the Southeasterly line of said Lot 14, to the point of beginning.

EXHIBIT "A" PAGE 1 of 2

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

A portion of Lots 1 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55 degrees 38' East, 153.5 feet from the most Southerly corner of said lot; thence North 55 degrees 38' East, 39.48 feet, along the Southeasterly line of Lot 14 and 1 of said Block 76, to the most Easterly corner of said Lot 1, which point is also the most Southerly corner of Lot 2 of said block; thence North 46 degrees 32' West, along the line between said Lots 1 and 2, to a point which is 19 feet from the most Northerly corner of said Lot 1; thence South 4 degrees 20' East, 28.5 feet; thence South 33 degrees 59' East, 78.1 feet; thence South 34 degrees 38' East, 18.8 feet to the point of beginning.

CODE 1 MAP 3809-29BD TL 5700

42586

STATE OF OREGON)
 County of Jackson)

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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 the 20th day
 of November A.D., 19 98 at 11:35 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 42583.

FEE \$45.00

By *Bernetha G. Letsch* Bernetha G. Letsch, County Clerk

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