

98 NOV 30 AM 11:23

After recording, return to:

Nancy L. Peterson, Esq.
Successor Trustee
Foster Pepper & Shefelman LLP
101 SW Main St., 15th Floor
Portland, OR 97204

Until a change is requested, send
all tax statements to:

Washington Mutual Bank
Attn: REO Department
PO Box 91006 (SAS0763)
Seattle, WA 98111

MTC 44689

TRUSTEE'S DEED

The true and actual consideration paid for this transfer is the sum of \$94,946.45.

THIS INDENTURE, made this 23rd day of November, 1998, between NANCY L. PETERSON, Successor Trustee, hereinafter called trustee and WASHINGTON MUTUAL BANK, hereinafter called the second party;

WITNESSETH:

RECITALS: JONATHAN L. FELSINGER and BETSY MARIE FELSINGER, and DONALD A. RIDER and EVELYN V. RIDER, as grantor, executed and delivered to AMERITITLE, an Oregon corporation, as trustee, for the benefit of WASHINGTON MUTUAL BANK, as beneficiary, a certain trust deed dated April 29, 1997, duly recorded on July 9, 1997, in the mortgage records of Klamath County, Oregon, in Microfilm Volume 97, Page 21229. In the 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 grantor's performance of the obligations 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 beneficiary 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 in the mortgage records of the above county on July 17, 1998, in Microfilm Volume 98, Page 25883, to which reference is now made.

After the recording of the notice of default, as aforesaid, 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 Trustee's 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 address 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, and the Trustee's Notice of Sale was mailed by first class and certified 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; the Notice of Sale was served upon occupants of the property described 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. Further, 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 publication of the notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the above county, the affidavits and proofs, together with the notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim, together with the Certificate of Non-Military Service attached hereto. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to the notice of sale, the undersigned trustee on November 17, 1998, at the hour of 10:30 a.m., of that day, in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$94,946.45, the second party being the highest and best bidder at such sale and the sum being the highest and best sum bid for the property.

NOW THEREFORE, in consideration of the sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said 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:

The N 1/2 of Lot 13 in Block 1 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is more commonly known as: 3926 Crest Street, Klamath Falls, 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 first named above, and the word "person" includes 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 corporate name to be signed and its seal affixed hereto by an officer of other person duly authorized thereunto by order of its Board of Directors.

43479

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 FEE 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 30.930.

Nancy Peterson

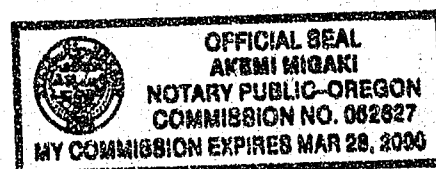
NANCY L. PETERSON, Successor Trustee

STATE OF OREGON

County of Multnomah

} ss.

This instrument was acknowledged before me on the 23rd day of November, 1998, by NANCY L. PETERSON.



Akemi Mizaki

Notary Public for Oregon

My Commission Expires:

3/28/2000

43480

After recording return to:

Nancy L. Peterson, Esq.
 Successor Trustee
 Foster, Pepper & Shefelman LLP
 101 S.W. Main, 15th Floor
 Portland, OR 97204-3233

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON

County of Multnomah

) ss.

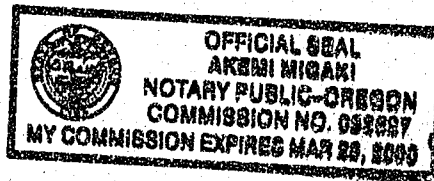
THIS IS TO CERTIFY that I am the successor trustee to WASHINGTON MUTUAL BANK, beneficiary in that certain trust deed in which JONATHAN L. FELSINGER and BETSY MARIE FELSINGER, and DONALD A. RIDER and EVELYN V. RIDER, as grantor conveyed to AMERITITLE, an Oregon corporation, as trustee, certain real property in Klamath County, Oregon; which trust deed was dated April 29, 1997, and recorded July 9, 1997, in the mortgage records of the above county, in Microfilm Volume 97, Page 21229; thereafter a notice of default with respect to the trust deed was recorded July 17, 1998, in Microfilm Volume 98, Page 25883; thereafter the trust deed was duly foreclosed by advertisement and sale and the real property covered by the trust deed was sold at the trustee's sale on November 17, 1998. I reasonably believe at no time during the period of three months and one day immediately preceding the day of the sale and including the day thereof, was the real property described in and covered by the trust deed, or any interest herein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate, the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary name in the trust deed.

DATED this 23rd day of November, 1998.

Nancy Peterson
 NANCY L. PETERSON

SUBSCRIBED AND SWORN to before me this 23rd day of November, 1998.



Akemi Higaki
 Notary Public for Oregon

My Commission Expires: 3/28/2000

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
 of November A.D., 19 98 at 11:23 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 43477

FEE \$45.00

By Bernetha G. Letsch County Clerk