

Valerie T. Auerbach
121 SW Morrison #600
Portland, OR 97204

Trustee's Name and Address

Western United Life Assurance Co.
P.O. Box 2162
Spokane, WA 99210

Second Party's Name and Address

After recording, return to (Name, Address, Zip):
Valerie T. Auerbach (OLB)
121 SW Morrison #600
Portland, OR 97204

Until requested otherwise, send all tax statements
to (Name, Address, Zip):
Western United Life Assurance Co.
P.O. Box 2162
Spokane, WA 99210

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON)
County of) ss.

I certify that the within instrument
was received for record on _____,
19____, at _____ o'clock ____ M., and recorded
in book/reel/volume No. _____, on
page _____ and/or as
fee/file/instrument/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

Name _____ Title _____

By: _____ Deputy _____

MTC 45082
TRUSTEE'S DEED

THIS INDENTURE is made this 8th day of December, 1998, between Valerie T. Auerbach, hereinafter called trustee, and Western United Life Assurance Company, hereinafter called the second party.
WHEREAS: Maureen G. Lautz and Dennis E. Lautz, Sr, as grantors, executed and delivered to AmeriTitle, as trustee, for the benefit of Cathy King, as beneficiary, a certain trust deed dated January 24, 1997, recorded January 31, 1997, in the Records of Klamath County, Oregon in Volume No. M97, at Page 3107, and Instrument No. 32206. An assignment of the beneficial interest in said trust deed to Western United Life Assurance Company was recorded January 31, 1997, as Instrument No. 32208 in Volume M97, Page 3112. Reference is also made to that security agreement ("security agreement") set forth in the same deed of trust, referenced above, made by Maureen G. Lautz and Dennis G. Lautz, Sr, as grantors, in favor of the beneficiary, whereby grantors granted to beneficiary a security interest in the following-described personal property ("mobile home") currently located on the Real Property: 1981 Class Mobile Home, VIN RS9754, Title No. 9706981864, Oregon Plate No. X 174662. In that trust deed and security agreement, the real property and mobile home therein and hereinafter described was conveyed by the grantors to the trustee to secure, among other things, the performance of certain obligations of the grantors to the beneficiary. The grantors thereafter defaulted in performance of the obligations secured by the trust deed and security agreement 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 and security agreement, being the beneficiary therein named, or the 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 mobile home and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's obligations was recorded on July 29, 1998, in the Records of Klamath County, Oregon in Volume No. M98 at Page 27851, to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property, and mobile home as fixed by the trustee and as required by law. Copies of the 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 addresses of the persons or their legal representatives, if any, named in ORS 86.740(1) and 86.740(2)(a), at least 120 days before the date the property was sold. A copy of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative 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. Copies of the notice of sale were 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 addresses 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. The trustee published a copy of the notice of sale in a newspaper of general

(OVER)

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 affidavits and/or proofs of service duly recorded prior to the date of sale in the county records; those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property and mobile home entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$79,418.75. (Here comply with ORS 93.030.)

The undersigned trustee, on December 8, 1998, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property and mobile home together at public auction to the second party for the sum of \$79,418.75, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in the 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 and mobile home, to-wit:

Parcel 1 of Land Partition 1-96, being a portion of Lot 13, Block 6, ALTAMONT ACRES, situated in the S 1/2 NW 1/4 NE 1/4, Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

1981 Class Mobile Home, VIN RS9754, Title No. 9706981864, Oregon Plate No. X 174662.

TO HAVE AND TO HOLD the same unto the second party and the 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; "grantor" includes any successor in interest to the grantor, as well as each and every other person owing an obligation, the performance of which is secured by the trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this instrument. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

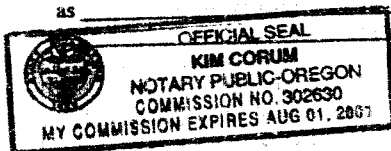
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on December 10 1998, by Valerie T. Auerbach.

This instrument was acknowledged before me on 199, by



Notary Public for Oregon

My commission expires: 8/1/2007

DECLARATION OF TRUSTEES

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 14th day of December A.D., 19 98 at 11:15 o'clock A. M., and duly recorded in Vol. M98 on Page 45554 of Deeds

FEE \$35.00

By Bernetha G. Letsch, County Clerk