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Vol. 149 Page 730

Valerie I. Auerbach  
121 S.W. Morrison, Suite 600  
Portland, OR 97204

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

After recording, return to (Name, Address, Zip):  
Valerie I. Auerbach (OLB)  
121 S.W. Morrison, Suite 600  
Portland, OR 97204

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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

Witness my hand and seal of County  
affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy

MTC 45062

## TRUSTEE'S DEED

THIS INDENTURE, Made this 5th day of January, 1999, between  
Valerie I. Auerbach \_\_\_\_\_, hereinafter

called trustee, and Western United Life Assurance Company \_\_\_\_\_,

hereinafter called the second party; WITNESSETH:

RECYTALS: Rebecca Klise \_\_\_\_\_, as grantor, executed and  
delivered to AmeriTitle \_\_\_\_\_, as trustee, for the benefit  
of Stephen King and Cathy King \_\_\_\_\_, as beneficiary, a certain trust deed  
dated September 4, 1996, recorded September 12, 1996, in the Records of

Klamath County, Oregon, in XXXXXX volume No. M96 at page 28797 XXXXXXXXXXXXXXXXXXXX

XXXXXX. In that 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 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 the beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default con-  
taining an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's  
obligations was recorded on August 28, 1998, in the Records of Klamath County,  
in XXXXXX volume No. M98 at page 31714, XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXX, 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 prop-  
erty, as fitted by the trustee and as required by law. Copies of the notice of sale were served pursuant to ORCP 7 D. (2) and 7 D. (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 fidu-  
ciary or personal representative of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the dis-  
ability, 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 7 D. (2) and 7 D. (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 circulation in each county in which the real property is situated once a week for four suc-  
cessive 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,  
entitled to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$ 52,709.66---. (Here comply with ORS 93.030.) \* An  
assignment to Western United Life Assurance Company was recorded September 12, 1996 in  
Volume M95, Page 28802----- (OVER)





The undersigned trustee, on January 5, 1999, at the hour of 10:00 o'clock, A.  M., in accordance with the standard of time established by GRS 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 in one parcel at public auction to the second party for the sum of \$ 52,709.66--;~~ 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 in one parcel at public auction to the second party for the sum of \$ 52,709.66--; 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, to-wit:

Lot 4, Block 212, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon-----

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 document. 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 36.830.

\* Delete words in parentheses if inapplicable.

*Valerie T. Auerbach*

VALERIE T. AUERBACH

Successor Trustee

STATE OF OREGON, County of Multnomah ) ss.

This instrument was acknowledged before me on January 7, 1999,

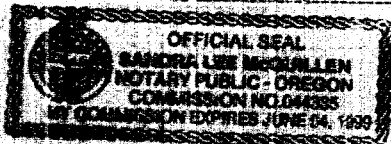
by Valerie T. Auerbach

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.



*Sandra Lee McQuillen*  
Notary Public for Oregon  
My commission expires 6-4-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day of January A.D. 99 at 11:10 o'clock A.M., and duly recorded in Vol. M99 of Deeds on Page 730

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross