

TRUAN & CO., LTD.	7-371	19	JUL 2	P	43	Vol. 242 Page 2110
Neal G. Buchanan 435 Oak Ave. Klamath Falls, OR 97601				STATE OF OREGON, County of _____ I verify that the 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/instrument microfilm/recording No. _____ Records of said County.		
Saint Barbara Episcopal Church P.O. Box 381 Bonanza, Oregon 97621				WITNESS my hand and seal of County aforementioned.		
Neal G. Buchanan 435 Oak Ave. Klamath Falls, OR 97601				NAME _____ TITLE _____ By _____ Deputy _____		
Saint Barbara Episcopal Church P.O. Box 381 Bonanza, Oregon 97621						

TERMS AND CONDITIONS: Made this 19th day of January, 1993, between
Neal G. Buchanan, called trustee, and Saint Barbara
Episcopal Church, herein called the second party. WITNESS:
RECEIVED: - William K. Brown
delivered to Mountain Little Company, Inc., Land
of Freda A. Snelcer
dated October 15, 1991, recorded
Klamath County, Oregon, in
book/reel/volume No. 36248, (it
was conveyed by the grantor to the trustee to s-
beneficiary. The grantor thereafter defaulted in
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
and/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
obligations was recorded on August 5, 1991, in book/reel/volume No. M98, at page 28.549, and/or its
successor in interest, to which reference is made.
After recording the notice of default, the undersigned trustee gave notice of the time and place of sale of the real property, as fixed by the trustee and as required by ORS 86.740(1), or mailed by both first class and certified mail, or by both first class and certified mail, if any, named in ORS 86.740(1)(a) and 86.740(1)(b), 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 the notice of sale were mailed by registered or certified mail 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 ORC 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 the notice of sale were mailed by registered or certified mail to the last known address of those persons listed in ORS 86.740(1) and 86.750(1) and to the address provided by each person who was present at 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 successive weeks. The last publication of the notice of sale is shown by a record, three affidavits and oaths, together with and incorporated in and made a part of this instrument, other than the persons named in those affidavits and oaths, having or claiming a tenancy 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 the conveyance in S. 9773.39 Here comply with ORS 93.030.

The undersigned trustee or
second party, by affidavit of time established
by ORS 80.735 (2) which was
accordance with the laws of the State of
Oregon in one parcel at public auction
and best bidder at the sale, and the sum

NOW THEREFORE, in consideration
and by the authority vested in the trustee
unto the second party all interest which
deed, together with any interest the grant
the following described real property, to

Lots 1 through 7,
according to the official
County Clerk of

*By Appointment of Successor Trustee dated July 2-98 and recorded July 8, 1998
at Vol. M-8, Page 241
appointed successor trustee

*By Assignment of Trust
Vol. M-2, Page 21662,
Saint Barnabas Episcopal Church

1997 at the hour of 11 A.M., in
the day and hour to which the sale was postponed as per
the intended "hour of sale" and at the place so fixed for sale, in full
accordance with the laws of the State of Oregon
and the terms and conditions contained in the instrument
of conveyance by the trustee by the trust deed, sold the real
estate described in the instrument to the second party for the sum of \$2,772.19, the second party being the highest
bidder at the sale.

NOW THEREFORE, in consideration
and by the authority vested in the trustee
unto the second party all interest which
deed, together with any interest the grant
the following described real property, to

inclusive Block 45, BUNNE ADDITION TO BONANZA,
official plat thereof on file in the office of
Klamath County, Oregon

Successor Trustee dated 7-2-98 and recorded July 8, 1998
at Vol. M-8, Page 241
by Neal T. Buchanan, Attorney at Law, was
trustee

Deed dated 12-8-92 and recorded December 3, 1992 at
the Beneficiary's interest was assigned to
Saint Barnabas Episcopal Church

TO HAVE AND TO HOLD the said

he unto the second party and the second party's heirs, successors in interest and assigns

In construing this instrument, and
successor in interest to the grantor, as well
as by the trust deed; "trustee" includes any
stated above; and "person" includes a co-

successor to the grantor; "includes the plural; "grantor" includes any
as such and every other person owing an obligation, the performance of which is secured
successor trustee; "beneficiary" includes any successor in interest of the beneficiary first
or joint and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned
has caused his name to be signed and it
to be witnessed this day of January,

1999, and has hereunto executed this document if the undersigned is a corporation,
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 PF
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE
LAW OR REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT,
THE PARTIES SHOULD CHECK WITH THE AF
PLANNING DEPARTMENT TO VERIFY APPROVED USE
LAW OR LAWSUIT AGAINST FARMING OR FOREST
DIS. 80-130.

Verbal words in parentheses are unexecuted.

PROPERTY DESCRIPTION IN THE
LAND AND BUILDINGS
EXCLUDING ALL BUILDINGS
NOT IN THE CITY OF KAMIAH
AND TO DETERMINE ANY
PRACTICES AS DEFINED IN
M-2-98.

Neal T. Buchanan, Successor Trustee

STATE OF OREGON
The instrument was acknowledged before me on
by Neal T. Buchanan
The instrument was acknowledged before me on
by _____
as _____
of _____

January 19, 1999
Neal T. Buchanan
Notary Public of Oregon
My commission expires 1-7-99

EXPIRES
OCTOBER
NOTARY PUBLIC
COMMISSION EXPIRES
DECEMBER
STATE OF OREGON - COUNTY OF KLAMATH

1998
OR 1998
12-31-98
RENEWED
Neal T. Buchanan
Notary Public of Oregon
My commission expires 1-7-99

For record at county of
on January 19, 1999
A.D. 1999
of _____

Neal T. Buchanan
Notary Public of Oregon
My commission expires 1-7-99

Fee \$35.00

Fee \$35.00

for record in Vol. M-894
on page 210

for record in Vol. M-894
on page 210

Linda Smith, County Clerk