

THIS INSTRUMENT, made this 22nd day of January, 1999, between William L. Sisamore, hereinafter called trustee, and Johann M. King, hereinafter called second party;

WITNESSETH:

RECEIPTS: Rodney D. Miller and Kelly A. Miller, as grantor, executed and delivered to Arden Title & Escrow, Inc., as trustee, for the benefit of Ruth Woolhiser and Glenn Woolhiser, Trustees of the Woolhiser Family Trust, as beneficiary, a certain trust deed dated February 11, 1997, duly recorded on February 11, 1997, in the mortgage records of Clatsop County, Oregon, in book/reel/volume No. M97 at page 215. In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations secured by said trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described. The said trustee, as holder of the obligations secured by said trust deed, being the beneficiary therein named, and beneficiary's successor in interest, declared all sums so secured immediately due and owing, a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on September 4, 1998, in book/reel/volume No. M98, at page 2282 thereof, to which reference is now made.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said 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. (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(5) 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 said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks, the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded on or prior to the date of sale in the official records of said county, said affidavits and proofs, together with the said 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. 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 said notice of sale, the undersigned trustee on January 22, 1999, at the hour of 12:00 o'clock, noon, of said day, in accord with the standard of time established by ORS 187.110, (which was the day and hour to which said sale was postponed as permitted by ORS 86.755(1) (which was the day and hour set in the amended Notice of Sale)) 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 said trust deed, sold said real property in one parcel at public auction to the second party for the sum of \$22,931.86, said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$22,931.86.

NOW THEREFORE, in consideration of the said 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 said 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

paid trust deed, together with any interest due thereon, to the said grantor or grantor's successors in interest and after the execution of said trust deed in and to the following described real property,

The Southeast half of Tract #41, NEEDLE, in the County of Klamath, State of Oregon. Code 41 Map 3900-118A Tax Lot 2000

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 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 said trust deed; the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the beneficiary first named above; and the word "person" includes corporation and any other legal or commercial entity.

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 INTEREST IN THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE APPROVED USES AND TO DETERMINE ANY LIMITS ON LANDS AGAINST FARMING OR FORESTRY PRACTICES AS DEFINED IN ORS 20.930.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document.

William L. Sisamore
William L. Sisamore, Trustee

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on January 21, 1999, by William L. Sisamore.


ALCEL SISAMORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 048367
EXPIRES 02/02/2000

Linda Smith
Linda Smith, County Clerk

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 22 day of JAN. at 2:25 o'clock P.M., and recorded in Book 299, page 2335, or as follows: number 173406, Record of Deeds of said County.

Witness my hand and seal of Court, affixed
Linda Smith, COUNTY CLERK

Kathleen Bass
Kathleen Bass, Recording Officer

After recording return & send tax statements to:
JAMES M. LEE
212 BURNING
RENOVATION 97756

FEB 25 00