

'99 FEB 16 AIC:46

After recording return to:

Jacobson, Jewett, Thierolf & Dickey  
Two North Oakdale Avenue  
P. O. Box 4687  
Medford, Oregon 97501

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

GLENN O. WOOLHISER, as Trustee of the  
Woolhiser Family Trust  
3057 Sheraton Court  
Medford, Oregon 97504

TRUSTEE'S DEED

THIS INDENTURE, made this 10th day of February, 1999,  
between Richard B. Thierolf, Jr., appointed successor trustee as  
of September 1, 1998 (hereinafter "trustee"), and Glenn O.  
Woolhiser, as Trustee of the Woolhiser Family Trust, hereinafter  
called "beneficiary" or "second party" as the context dictates;

WITNESSETH:

RECITALS: Rodney Dexter Miller and Kelly Ann Miller, as  
grantors, executed and delivered to Aspen Title and Escrow, Inc.  
as trustee, for the benefit of the beneficiary, a trust deed  
dated October 30, 1996, duly recorded as vol. M-96, page 34412,  
on October 31, 1996, in the official records of Klamath County,  
Oregon. The trust deed was to secure, among other things, the  
performance of certain debt obligations of the grantors to the  
beneficiary. The grantors thereafter defaulted 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 grantors' default, the beneficiary declared all  
sums secured by the trust deed immediately due and owing. The  
notice of default and election to sell the real property  
described in the trust deed and to foreclose the trust deed by  
advertisement and sale, was recorded in the official records of  
Klamath County, Oregon, at vol. M-98, page 32885, on September 4,  
1998.

After the recording of the notice of default and election to  
sell, the trustee gave notice of the time for and place of sale  
of said real property as fixed by him and as required by law.  
Copies of the trustee's notice of sale were duly and timely  
served upon all persons required by law to be served. The  
trustee also published a copy of the notice of sale in a  
newspaper of general circulation in Klamath County, Oregon, once  
a week for four successive weeks, the last publication of said

1 - TRUSTEE'S DEED

notice occurring at least twenty (20) days prior to the date of the sale. The mailing, service and publication of said notice are shown by affidavits duly recorded in the official records of Klamath County.

The original time and date scheduled for the sale was 12 o'clock noon on January 22, 1999. However, pursuant to ORS 86.755(2), the sale was postponed to January 29, 1999, at 12 o'clock noon, Pacific Standard Time, as established by Section 187.110, Oregon Revised Statutes. At that time on that date, at the place fixed for sale, the trustee sold said real property in one parcel at public auction to the second party for the sum of \$33,676.09, it being the highest and best bid for the property at such sale. The true and actual consideration paid for this transfer is the sum last stated in terms of dollars.

NOW, THEREFORE, in consideration of said sum, the trustee does hereby convey unto the second party all interest which the grantors had or had the power to convey at the time they executed said trust deed, together with any interest the grantors or their successors in interest acquired after the execution of said trust deed in and to the following described real property in Klamath County, Oregon, to wit:

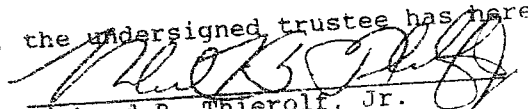
Lot 13, Block 54, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS

more commonly known as 304 Michigan, Klamath Falls, Oregon.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

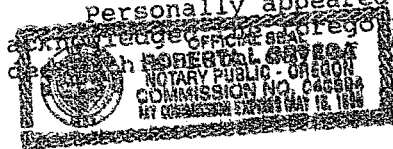
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED ABOVE IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

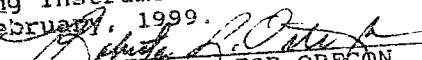
IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand.

  
Richard B. Thierolf, Jr.

STATE OF OREGON )  
County of Jackson ) ss.

Personally appeared the above Richard B. Thierolf, Jr. and acknowledged before me the foregoing instrument to be his voluntary act and deed.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-18-99

2 - TRUSTEE'S DEED

STATE OF OREGON : COUNTY OF KLAMATH: ss. \_\_\_\_\_ the 16th day  
Filed for record at request of Aspen Title & Escrow  
of February A.D., 1999 at 10:46 o'clock A. M., and duly recorded in Vol. M99  
of \_\_\_\_\_ Deeds on Page 5252  
by Linda Smith, County Clerk