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'99 FEB 16 AIO:46

Vol. 1199 Page 5254

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 AND RUTH WOOLHISER  
as Trustees 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 and Ruth Woolhiser, as Trustees of the Woolhiser  
Family Trust, hereinafter called the "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  
Company, as trustee, for the benefit of the beneficiary, a trust  
deed dated October 28, 1996, duly recorded as vol. M-96, p.  
34638, on November 1, 1996, in the official records of Klamath  
County, Oregon. The real property therein and hereinafter  
described was conveyed by grantors to secure, among other things,  
the performance of certain debt obligations of the grantors to  
the beneficiary. The grantors thereafter defaulted in their  
performance of those obligations, 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 so secured immediately due and owing. Notice of default,  
containing an election to sell the said real property and to  
foreclose the trust deed by advertisement and sale to satisfy  
grantors' obligations, was recorded in the official records of  
Klamath County, Oregon, at vol. M98, page 32888, on September 4,  
1998.

After the recording of the notice of default, as aforesaid,  
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 was duly and timely served upon all

1 - TRUSTEE'S DEED

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 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 an affidavit duly recorded in the official records of Klamath County.

Pursuant to said notice of sale, the trustee originally planned to conduct the sale on January 22, 1999, at 12 o'clock, noon, Pacific Standard Time, as established by Section 187.110, Oregon Revised Statutes. However, pursuant to ORS 86.755(2), the sale was postponed to noon on January 29, 1999, whereupon 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 \$25,563.50, 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, to wit:

The Northwesterly 60 feet of Lots 6 and 7, Block 27, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

more commonly known as 705 N. 2nd Street, Klamath Falls, Oregon.

TO HAVE AND TO HOLD the same unto the second party, its 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

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5256

FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

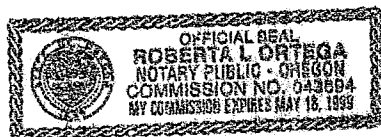
IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand.

  
Richard B. Thierolf, Jr.

STATE OF OREGON                    )  
  ) ss.  
County of Jackson                )

Personally appeared the above Richard B. Thierolf, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed, this 10th day of February, 1999.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-16-99



STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of February A.D., 1999 at 10:46 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 5254

FEE \$40.00

Linda Smith, County Clerk  
by Kathleen Rosei

3 - TRUSTEE'S DEED