

TRUSTEE'S DEED

MAR -4 P2 34 Vol. 199 Page 7730

THIS INDENTURE, Made this 1st day of March, 1999, between
Roger K. Harris, Successor Trustee
 called trustee, and Ethel H. Mitzel
 hereinafter called the second party;

WITNESSETH:

RECITALS: Steven Michael Nelson and Sheri Lynn Nelson, as grantor, executed and delivered to Klamath County Title Company, as trustee, for the benefit of Ethel H. Mitzel, as beneficiary, a certain trust deed dated June 8, 1993, duly recorded on June 14, 1993, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M93 at page 13817. 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 his 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.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or his 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 October 1, 1998, in book/reel/volume No. M98 at page 36235 thereof. ~~XXXXXX~~ (Indicate when), to which reference now is 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 him and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.(2) and 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(6) 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 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 March 1, 1999, at the hour of 11:00 o'clock, A.M., 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(2)) ~~XXXXXX~~ 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 him by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$ 78,967.48, he 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 \$ 0.00.

* Delete words in parentheses if inapplicable.

(CONTINUED ON REVERSE SIDE)

Roger K. Harris, Trustee
 12725 S.W. 66th Ave., Suite 104
 Portland, OR 97223

GRANTOR'S NAME AND ADDRESS

Ethel H. Mitzel
 7340 S.W. Hermoso Way
 Tigard, OR 97223

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patricia Whitney, Attorney-in-fact for
 Ethel H. Mitzel

7340 S.W. Hermoso Way
 Tigard, OR 97223

Until a change is requested all tax statements shall be sent to the following address:

Patricia Whitney, Attorney-in-fact for
 Ethel H. Mitzel

7340 S.W. Hermoso Way
 Tigard, OR 97223

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 _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

OK
 35

7731

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 said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 514 and the easterly 10 feet of Lot 515 in Block 102 MILLS 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, his heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; 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.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto 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.

Roger K. Harris, Trustee

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Washington

The foregoing instrument was acknowledged before me this March 1, 1999, by Roger K. Harris, Successor Trustee

STATE OF OREGON,
County of Klamath ss.

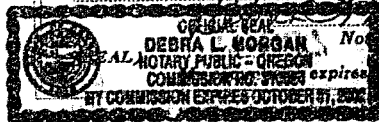
ORS 194. Filed for record at request of:

the 4th day of March A.D., 1999
at 2:34 o'clock P. M., and duly recorded
in Vol. M99 of Deeds on Page 7730

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee, \$35.00



SEAL)

11/20

OREGON DEPARTMENT OF HUMAN RESOURCES
HEALTH DIVISION
Vital Records Unit
CERTIFICATE OF DEATH

138

State File Number:

1. DECEASED'S NAME Margaret M. LILLY		2. SEX F		3. DATE OF DEATH (Month, Day, Year) March 28, 1989	
4. SOCIAL SECURITY NUMBER 548-26-8498		5a. Under 1 Year Mo. Days		5b. Under 1 Year Mo. Days	
6. WAS DECEASED BY IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7. PLACE OF DEATH (Check only one) <input type="checkbox"/> Hospital <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> D.O.A. <input type="checkbox"/> Other		8. BIRTHPLACE (City and State or Foreign Country) Canon City, CO.	
9. FACILITY NAME (if not institution, give street and number) Merle West Medical Center		10. CITY, TOWN, OR LOCATION OF DEATH Klamath Falls		11. COUNTY OF DEATH Klamath	
12. DECEASED'S USUAL OCCUPATION (One kind of work done during most of working life. Do not use retired) Home Maker		13. KIND OF BUSINESS/INDUSTRY Own Home		14. MARITAL STATUS - Married, Widowed, Divorced (Specify) Married	
15. RESIDENCE - STATE Oregon		16. CITY, TOWN, OR LOCATION Klamath Falls		17. STREET AND NUMBER 2131 Radcliffe Avenue	
18. INSIDE CITY LIGHTS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		19. ZIP CODE 97601		20. WAS DECEASED OF HISPANIC ORIGIN? (Specify No or Yes - If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
21. RACE American Indian, Black, White, etc. (Specify) White		22. DECEASED'S EDUCATION (Specify only highest grade completed) Elementary/Secondary 8-12		23. COLLEGE (1-4 or 5+)	
24. FATHER - NAME first middle last James - Berta		25. MOTHER - NAME first middle maiden Francisca - Fiorino		26. INFORMANT - NAME and relationship to deceased Gilbert D. Lilly, husband	
27. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Mausoleum <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		28. PLACE OF DISPOSITION (If removal or cremation, specify other place) Klamath Memorial Park		29. LOCATION - City or Town, State Klamath Falls, Oregon	
30. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Muriel Seil</i>		31. LICENSE NUMBER (of Licensee) 3328		32. NAME, ADDRESS AND ZIP OF FACILITY C'Hair's Funeral Chapel, Inc. 515 Pine St., Klamath Falls, Ore. 97601	
33. DATE FILED (Month, Day, Year) MAR 29 1989		34. DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		35. REGISTRAR'S SIGNATURE <i>Nancy Kennedy</i>	
36. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		37. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		38. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	

39. TIME OF DEATH 2:30 A.M.		40. WAS MEDICAL EXAMINER NOTIFIED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
41. To the best of my knowledge, death occurred at the time, date, place and (signature) <i>James N. Beggs</i>		42. M.D.	
43. DATE SIGNED (Month, Day, Year) March 28, 1989		44. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING MEDICAL EXAMINER (Type or Print) James N. Beggs, M.D., 2306 Clairmont Street, Klamath Falls, Oregon 97601	
45. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		46. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c). Do not enter mode of dying, e.g. Cardiac or Respiratory Arrest.) Septicemia Pneumonia	
47. DUE TO, OR AS A CONSEQUENCE OF: Septicemia Pneumonia		48. INTERVAL BETWEEN ONSET AND DEATH 2 1/2 to 3 days	
49. OTHER SIGNIFICANT CONDITIONS Conditions contributing to death but not related to cause given in Part I. Septicemia 2 1/2 to 3 days		50. DISSEMINATED INTRAVASCULAR COAGULATION <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
51. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		52. IF YES, were findings considered in determining cause of death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
53. NUMBER OF DEATHS <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending <input type="checkbox"/> Investigation <input type="checkbox"/> Accidents <input type="checkbox"/> Unexplained <input type="checkbox"/> Suicide <input type="checkbox"/> Homicides <input type="checkbox"/> Legal Intervention		54. DATE OF INJURY (Month, Day, Year) March 28, 1989	
55. TIME OF INJURY 2:30 A.M.		56. INJURY AT WORK <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
57. PLACE OF INJURY - At home, farm, street, factory, office, building, etc. (Specify)		58. LOCATION (Street and Number or Rural Route Number, City or Town, State)	

ORIGINAL - VITAL STATISTICS COPY

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY
REGISTERED AT THE OFFICE OF THE KLAMATH COUNTY REGISTRAR.

DATE ISSUED MAR 29 1980

MARIAN ACKERMAN
COUNTY REGISTRAR
CLATSOP COUNTY, OREGON

STATE OF OREGON : COUNTY OF KLAMATH. 58

Filed for record at request of Richard Fairclo
of March A.D., 1999 at 2:44 o'clock P. M., and duly recorded in Vol. 4th day
of Deeds on Page 7732 M99

725

\$10.00

Return: Fairclo
280 Main St.
KFO 97601

Linda Smith, County Clerk

by Kathleen Ross