

99 MAR 24 A9:14

TRUSTEE'S DEED

THIS INSTRUMENT, Made this 16th day of March, 1999 between Wendell G. Kusnerus, hereinafter called trustee, and Sand Trap Properties, Inc. hereinafter called the second party

WITNESSETH

That Rodley J. Friesen and Pamela L. Friesen, as grantor, executed and delivered to U.S. Bank of Washington, National Association, as trustee for the benefit of United States National Bank of Oregon, as beneficiary, a certain trust deed dated September 1, 1994, duly recorded on September 7, 1994 in the mortgage record of Klamath County, Oregon in Volume M94, page 13, 14, that trust deed the real property therein and hereinafter described, was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in performance of the obligation secured by the trust deed as stated in the notice of default hereinafter mentioned, and such default will exist to the end of the said hereinafter described.

That United National Association, successor by merger to United States National Bank of Oregon, assigned its beneficial interest in the trust deed to Sand Trap Properties, Inc., a Minnesota corporation, by Assignment of Trust Deed to Beneficiary or Beneficiaries Notice of Interest dated March 7, 1999 and recorded in the records of Klamath County, Oregon on March 7, 1999, in Volume M99, page 7, 8.

By reason of the default, the owner and holder of the obligation secured by the trust deed, being the beneficiary therein named, or the trustee or assignee of interest, declared all sums so secured immediately due and owing. A notice of default containing description of the real property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was published in Volume M98, page 17817 of the Klamath County records 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 named in the trust deed and as required by law. Copies of the notice of sale were mailed by both first class and certified mail with return receipt requested to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.740(1) and (2), and to the county clerk, on the date the property was sold. Copies of the notice of sale were served upon occupants of the property, delivered to the trustee and in the manner in which a summons is served pursuant to ORCPD 2 and 3(b), at least 120 days before the date the property was sold pursuant to ORS 86.740(1). 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 at least five weeks. The last publication of the notice occurred more than twenty days prior to the date of the sale. The mailing, service and publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records; those affidavits and proofs of service duly recorded prior to the date of sale in the county records; those affidavits and proofs together with the notice of default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this instrument by reference. The undersigned trustee has no actual notice of any person, other than the person named in this instrument, claiming or claiming a lien or interest in the real property entitled to notice pursuant to ORS 86.740(1)(b).

The total cash consideration for this conveyance is \$45,609.79

(Cont. next on reverse side)

Wendell G. Kusnerus, Trustee
U.S. Bancorp P.O. Box 2200
Portland, OR 97208-2200
Grantor's Name and Address
Sand Trap Properties, Inc.
601 Second Avenue South, MPF22518
Minneapolis, MN 55402

Grantor's Name and Address
After recording return to
Lisa A. Peterson

U.S. Bancorp, Legal Department
P.O. Box 2200
Portland, OR 97208-2200

For recording (other use, send all this statement to:
Sand Trap Properties, Inc.
601 Second Avenue South, MPF22518
Minneapolis, MN 55402

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON
County of _____
I certify that the within instrument was
received on the _____ day of _____
19____ at _____ o'clock _____ M. and
recorded in book _____ No. _____ of
page _____ and as the instrument
microfilm reception _____ Record of
Deeds of said County
Witness my hand and seal of count
affixed
Name _____ Title _____
By _____ Deputy

The undersigned trustee on March 12, 1999, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 197.110 and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$11,000.00, the second party being the highest and best bidder at the sale and that sum being the highest and best bid for the property.

NOW THEREFORE in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged and being duly invested in the trustee by the laws of the State of Oregon and by the 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 trustee's execution of the trust deed together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property to wit:

Lots 30, 31 and 32 in Block 6 of INDUSTRIAL 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, second party's heirs, successors in interest and assigns forever

In construing this instrument and whenever the context so requires the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owning an obligation, the performance of which is secured by the 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 a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF the undersigned trustee has hereunto executed this document, if the undersigned is a corporation, it was caused to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

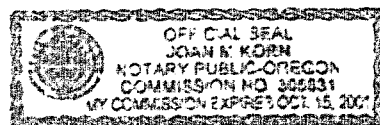
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Wendell G. Kusnerus
Wendell G. Kusnerus, Trustee

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on March 16, 1999 by Wendell G. Kusnerus as Trustee under the Trust Deed dated September 7, 1994.

Joan M. Korn
Notary Public for Oregon
My commission expires 10-15-2001



STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of U.S. Bancorp on March AD 1999 at 9:14 o'clock A.M. and duly recorded in Vol. 24th of Deeds on Page 10378
by Linda Smith, County Clerk
FEE \$25.00