

77468

AFTER RECORDING, RETURN TO:
G. DAVID JEWETT
THORP, PURDY, JEWETT ET AL
C/O B&J BARRISTERS AIDE SERVICE
644 NORTH "A" STREET
SPRINGFIELD, OR 97477

99 APR -5 AM 1:17

SEND TAX STATEMENTS TO:

ALAN G. AND SHIPLEY M. MARSHALL
1538 MANCHESTER STREET
SPRINGFIELD, OR 97477

Vol 199 Page 12146

MTC 464446
TRUSTEE'S DEED

TRUE CONSIDERATION: Cancellation of Debt

G. David Jewett, Successor Trustee, and Alan G. Marshall and Shirley M. Marshall, husband and wife, Second Party:

WITNESSETH:

RECITALS:

Keith Reiger and Barbara Reiger, husband and wife, Grantors, executed and delivered to First American Title Co., Trustee, for the benefit of Alan G. Marshall and Shirley M. Marshall, Beneficiaries, a certain trust deed dated September 22, 1994, recorded on September 23, 1994, in the Official Records of Klamath County, Oregon, Volume M94, Page 30073. Instrument No 88695. In said trust deed the subject real property was conveyed by Grantors to Trustee to secure, among other things, the performance of certain obligations of Grantors to Beneficiaries. Grantors thereafter defaulted in their 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 owners and holders of the obligations secured by said trust deed declared all sums so secured immediately due and owing. Thereafter a notice of default, containing an election to sell said real property and to foreclose said trust deed by advertisement and sale to satisfy Grantors' obligations was recorded in the Official Records of Klamath County on November 13, 1998, in Volume M98, Page 41589.

After recording said notice of default the undersigned successor trustee gave notice of the time and place of sale of said real property as fixed by him and as allowed and required by law; copies of the Trustee's Notice of Default and Election to Sell were mailed by both first class and certified mail with return receipt requested, to the last-known address of the persons or their legal representatives named in ORS 86.740(1) and (2)(a), all at least 120 days before the date the property was sold. The property was vacant land and was not occupied by anyone, so no service on the occupants of said property in the manner in which a summons is served pursuant to ORCP 7D.(2), 7D.(3) and ORS 86.750(1) was required. Further, Trustee published a copy of said notice of sale in a newspaper of general circulation in the county in which the real property is situated once a week for four consecutive weeks; the last publication of said notice occurred more than 20 days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by affidavits recorded prior to the date of sale in the Official Records of said county. Said affidavits, together with said Notice of Default and Election to Sell being now referred to and incorporated herein as though fully set forth. The undersigned Trustee has no actual notice of any person, other than the persons named in said affidavits as having or claiming a lien on or interest in said real property, entitled to notice pursuant to ORS 86.740(1)(b) and (1)(c).

Pursuant to said notice of sale, an agent for the undersigned Trustee on March 22, 1999 at 10:00 a.m., in accordance with ORS 187.110, 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 her by said trust deed, sold said real property in one parcel at public auction to Second Party for the sum of \$9,607.46, it 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 cancellation of debt.

NOW, THEREFORE, for the consideration mentioned above, and by the authority vested in Trustee by the laws of the State of Oregon and by said trust deed, Trustee does hereby convey unto Second Party all interest which Grantors had or had the power to convey at the time of Grantors' execution of said trust deed, together with any interest Grantors or Grantors' successor in interest acquired after the execution of said trust deed in and to the following described real property:

TRUSTEE'S DEED - Page 1

THORP, PURDY, JEWETT,
URNES & WILKINSON, P.C.
ATTORNEYS AT LAW
644 NORTH "A" STREET
SPRINGFIELD, OR 97477-4694
(541) 747-3354 FAX (541) 747-3367

The E1/2S1/2S1/2SE1/4SE1/4 of Section 8, Township 25 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon.

12147

Tax Account No. R159465


TO HAVE AND TO HOLD the same unto Second Party, its heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the word "Grantors" include any successor in interest to the Grantors as well as each and all persons owing an obligation, the performance of which is secured by said trust deed; the word "Trustee" includes any successor trustee; "Beneficiaries" includes any successor in interest of the beneficiaries first named above; and the word "Person" includes any 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 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.

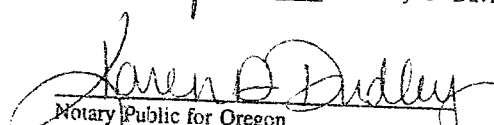
IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand.

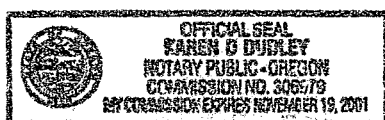
DATED: April 2, 1999.


G. David Jewett, Successor Trustee

STATE OF OREGON)
)ss.
County of Lane)

This instrument was acknowledged before me this 2 day of April, 1999 by G. David Jewett, Successor Trustee.


Notary Public for Oregon
My commission Expires: 11/19/2001



TRUSTEE'S DEED - Page 2

THORP, PURDY, JEWETT,
URNES & WILKINSON, P.C.
ATTORNEYS AT LAW
644 NORTH "A" STREET
SPRINGFIELD, OR 97477-4694
(541) 747-3354 FAX (541) 747-3367

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day
of April A.D. 1999 at 11:17 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 12146

FEE \$35.00

Linda Smith, County Clerk
by Kathleen Rose