

77551

'99 APR -6 AM 12:24

Vol 1799 Page 12313

GRANTOR:

David B. Paradis
Successor Trustee
P. O. Box 128
Medford, OR 97501

GRANTEE:

Oral L. Bell and Helen Bell, Trustees
P. O. Box 1203
Medford, OR 97501

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

Mr. and Mrs. Oral Bell
P. O. Box 1203
Medford, OR 97501

TRUSTEE'S DEED

THIS INDENTURE, Made this 29th day of March, 1999, between
DAVID B. PARADIS, hereinafter called trustee, and ORAL L. BELL AND
HELEN BELL, TRUSTEES OF BELLS' MASTER COLLABORATIVE TRUST,
hereinafter called the second party;

The true and actual consideration paid for this transfer is
\$28,599.72.

WITNESSETH:

RECITALS: RODNEY D. MILLER AND KELLY A. MILLER, as grantor,
executed and delivered to ASPEN TITLE & ESCROW, as trustee, for the
benefit of ORAL L. BELL AND HELEN BELL, TRUSTEES OF BELLS' MASTER
COLLABORATIVE TRUST, as beneficiary, a certain trust deed dated
October 3, 1997, duly recorded on October 6, 1997, in the mortgage
records of Klamath County, Oregon, in Volume M97, at page 32899.
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

Trustee's Deed - 1

45-46

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 28, 1998, in Volume M98 of Mortgages on Page 39415 in Klamath County, Oregon, 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. 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 on or before 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 19, 1999, at the hour of 11:00 o'clock, a.m., on said day 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 them by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$28,599.72, they being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

12315

The true and actual consideration paid for this transfer is the sum of \$28,599.72.

NOW, THEREFORE, in consideration of the said sum so paid by the second party, 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:

The North 37 feet of Lot 2, Block 2, Williams Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon,

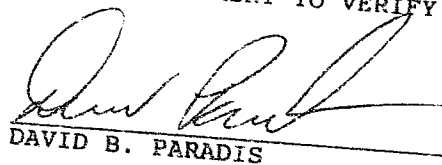
TOGETHER with the vacated alley lying adjacent on the East. Code 1 Map 3809-28CD TL 12800.

TO HAVE AND TO HOLD the same unto the second party, their 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.

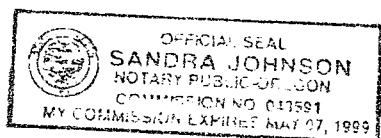
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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


DAVID B. PARADIS

12316

STATE OF OREGON)
) ss.
County of Jackson)

The foregoing instrument was acknowledged before me this
MARCH 29, 1999, by David B. Paradis.



Sandra Johnson
NOTARY PUBLIC FOR OREGON
My commission expires May 7, 1999

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of April A.D. 1999 at 11:24 o'clock A. M., and duly recorded in Vol. M99
of _____ Deeds _____ on Page 12313

FEE \$45.00

Linda Smith, County Clerk
by Kathleen Ross