

99 MAY 17 PM 3:37

Vol M99 Page 19616

TRUSTEE'S DEED

JACK DAVIS, the duly appointed successor Trustee in that certain Trust Deed dated August 15, 1997, and recorded in the Official Records of Klamath County, Oregon in Volume M-97, Page 26963 on August 15, 1997, hereby conveys unto Vernon G. Ludwig and Ofelia Ludwig, husband and wife, all that real property situated within Klamath County, Oregon and described as:

Lot 15, Block 305, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

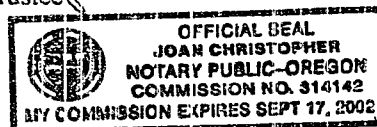
This conveyance is made pursuant to the terms of the above Trust Deed and results from the default of Grantors in satisfying the payment obligations set forth in the accompanying Promissory Note, as well as Grantor's failure to pay delinquent property taxes assessed against the property. A Notice of Default was recorded in the Official Records of Klamath County, Oregon on May 14, 1998, in Volume M-98, Page 16498. The Notice of Sale was duly published in the Herald and News and copies were delivered to all interested persons as provided by law. At the date, time, and place established in the Notices of Default and Sale, the undersigned conducted an auction sale of the subject real property pursuant to the terms of the subject Trust Deed. The high bid was received from the Grantee herein in the sum of \$28,352.95 and receipt of said sum is hereby acknowledged.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 17th day of May, 1999.

JACK DAVIS, Trustee

STATE OF OREGON)
) §
County of Jackson)



Personally appeared the above-named Jack Davis and acknowledged the foregoing instrument to be a voluntary act. Before me:

Joan Christopher
Notary Public for Oregon

My Commission Expires: 9/17/02

Mail Tax Statements to:
757 Emory Street Box 185
Imperial Beach CA 91932

State of Oregon, County of Klamath
Recorded 5/17/99, at 3:37 p.m.
In Vol. M99 Page 19616
Linda Smith, County Clerk

Fee \$ 30-

Linda Smith

LAW OFFICES OF
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