

NT

Blair M. Henderson, Attorney
Successor Trustee
426 Main Street
Klamath Falls, OR 97601

Trustee's Name and Address

1997 AUG -4 PM 2:37

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Blair M. Henderson, Attorney
426 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mr. and Mrs. Stanley Petersen
28585 Hwy. 70
Bonanza, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

Vol M99 Page 31207

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
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy

TRUSTEE'S DEED

THIS INDENTURE, Made this 4th day of August, 1999, between
Blair M. Henderson, hereinafter
called trustee, and Longhorn Restaurant and Saloon, Inc., an Oregon corporation,
hereinafter called the second party; WITNESSETH:

RECITALS: Karen Watson, as grantor, executed and
delivered to Aspen Title & Escrow, Inc., as trustee, for the benefit
of Longhorn Restaurant and Saloon, Inc., as beneficiary, a certain trust deed
dated April 14, 1998, recorded April 16, 1998, in the Records of
Klamath County, Oregon, in book/reel/volume No. M98 at page 12714, and/or as fee/file/instru-
ment/microfilm/reception No. n/a (indicate which). In 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 obligations secured by the 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 the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein
named, or the beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default con-
taining an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's
obligations was recorded on March 9, 1999, in the Records of Klamath County,
in book/reel/volume No. M99 at page 8340, and/or as fee/file instrument/microfilm/reception No. n/a
(indicate which), to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real prop-
erty, as fixed by the trustee and as required by law. Copies of the notice of sale were served pursuant to ORCP 7 D. (2) and 7 D. (3),
or 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 86.740 (2)(a), at least 120 days before the date the property was sold. A copy
of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of the fidu-
ciary or personal representative of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the dis-
ability, insanity or death of any such person. Copies of the notice of sale were served upon occupants of the property described in
the trust deed in the manner in which a summons is served pursuant to ORCP 7 D. (2) and 7 D. (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
addresses 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. 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 four suc-
cessive weeks. The last publication of the notice occurred more than twenty days prior to the date of 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, 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 deed as if fully set forth herein. The undersigned trustee has no actual notice of any
person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property,
entitled to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$ 161,950.92. (Here comply with ORS 93.030.)

(OVER)

52
45

The undersigned trustee, on August 4, 1999, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, (which was the day and hour to which the sale was postponed as permitted by ORS 86.755 (2)) (which was the day and hour set in the amended notice of sale)* 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 \$161,950.92, 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 by the authority vested 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 grantor'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:

See Exhibit 1, attached hereto, and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the second party and the 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; "grantor" includes any successor in interest to the grantor, as well as each and every other person owing an obligation, the performance of which is secured by the trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a corporation and any other legal or commercial entity.

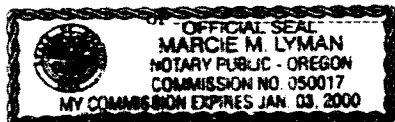
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

BLAIR M. HENDERSON, Successor Trustee

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on August 4, 1999,
by Blair M. Henderson
This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Notary Public for Oregon
My commission expires Jan 3, 2000

DESCRIPTION OF PROPERTY

PARCEL 1:

The West 25 feet of the following described property, in the County of Klamath, State of Oregon:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA and running thence West along the South line of said Block, a distance of 75 feet; then North a distance of 48' 3½" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at page 253, Deed Records; thence East along the South line of said Bray Parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6½" more or less to the point of beginning.

PARCEL 2:

That part of Block 12, FIRST ADDITION TO BONANZA, IN THE County of Klamath, State of Oregon, described as follows:

Commencing at a point in the Southeasterly line of Block 12 of First Addition to Bonanza which point is in the intersection of the Southeasterly line of said Block 12 with the centerline of the Southerly wall of the building located on the premises herein described and which said point is North 33-3/4° East 58 feet 6½ inches, more or less from the Southeast corner of said Block 12; thence continuing North 33-3/4° East along the said Southeasterly line of said Block 12, 31 feet 6½ inches, more or less, to the North line of said building, and being the East and West centerline of said Block 12; thence Westerly parallel with the South line of said Block a distance of 124.74 feet; thence South 26 feet 4½ inches; thence East to the place of beginning.

PARCEL 3:

Beginning at the Northeast corner of Block 12 of the FIRST ADDITION TO THE TOWN OF BONANZA, OREGON; thence West 170 feet; thence Southerly 75 feet; thence Easterly 120 feet; thence Northeasterly 90 feet to beginning, being the N½ of Block 12, LESS the Westerly 80 feet described in Book 33 at page 316, Deed Records, LESS description in Book 42 at Page 539, Deed Records of Klamath County, Oregon.

PARCEL 4:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO TOWN OF BONANZA and running thence West along the South line of said block a distance of 75 feet; thence North a distance of 48' 3½" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at Page 253, Deed Records; thence East along the South line of said Bray parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6½" more or less, to the point of beginning.

EXCEPTING THEREFROM the West 25 feet to the hereinabove described property measured parallel to the Westerly boundary.

NE

31210

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON,

County of Klamath

SS.

THIS IS TO CERTIFY That I am the beneficiary in that certain trust deed in which Karen Watson, as grantor, conveyed to Aspen Title & Escrow, Inc., as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated April 14, 1998, and recorded April 16, 1998, in the mortgage records of said county, in ~~BOOK 1467~~ volume M98 at page 12714 or as fee/file/instrument/microfilm/reception No. n/a (indicate which); thereafter a notice of default with respect to said trust deed was recorded March 9, 1999, in ~~BOOK 1467~~ volume M99 at page 8340 of said mortgage records or as fee/file/instrument/microfilm/reception No. n/a (indicate which); thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on August 4, 1999; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

LONGHORN RESTAURANT AND SALOON, INC.,

By: Janet Petersen

STATE OF OREGON,

County of Klamath

SS:

This instrument was acknowledged before me on August 4, 1999, by Janet Petersen, Secretary-Treasurer of Longhorn Restaurant and Saloon, Inc.



Notary Public for Oregon

My commission expires Jan 3, 2000

CERTIFICATE OF NON-MILITARY SERVICE

Re Trust Deed from

Karen Watson

Grantor

to

Aspen Title & Escrow, Inc.

Trustee

AFTER RECORDING RETURN TO

Blair M. Henderson, Atty.
426 Main Street
Klamath Falls, OR 97601

DO NOT USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED

State of Oregon, County of Klamath
Recorded 8/04/99, at 2:37 p. m.
In Vol. M99 Page 31207
Linda Smith
County Clerk Fee \$ 45 KL

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 _____ on page _____, or as fee/file/instrument/microfilm/reception No. _____, of the _____ of said County.

1E

TITLE

Deputy