

<b>Trustee's Deed</b> Paul J. Rask, Successor Trustee, Grantor William A. Cramer, Grantee
<b>Send Tax Statements To:</b> William A. Cramer 1042 S.E. 151st Portland, OR 97233
<b>After recording return to:</b> Paul J. Rask 4610 SE Belmont, Suite 106 Portland, OR 97215

JAN -3 PM 2:25

K52274

**TRUSTEE'S DEED**

[Issued upon Trustee's Sale of Property]

PAUL J. RASK, successor Trustee, (Trustee) now conveys to WILLIAM A. CRAMER, (Grantee) all interest in the described property which Trustee has the power to convey which interests were obtained in the Trust Deed recorded February 12, 1996, Mortgage Records of Klamath County, Oregon, File No.M96/4025, in which DALE A. BLACK AND DIXIE L. THORSTED were the Grantors and AMVESCO INC., DBA WESTERN PIONEER TITLE COMPANY OF LANE COUNTY was the original Trustee succeeded by PAUL J. RASK, Successor Trustee and in which WILLIAM A. CRAMER is beneficiary. The property is described as:

- Parcel 1: The W1/2 SW 1/4 SW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.
- Parcel 2: The W ½ NW 1/4 SW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING the Northerly 264.18 feet.

THIS CONVEYANCE is made pursuant to ORS 86.755 in consideration of payment of \$38,382.26, the highest bid made by the Grantee at public sale of the property and which was accepted by the Trustee.

**Recitals Required By ORS 86.775**

*Facts concerning default.* Failure to pay the principal sum of \$27,000 on the underlying Promissory Note plus accrued interest, late charges and attorney's fees from February 1, 1998.

*Notices given.* The successor Trustee gave to the original grantor all notices required by law. Notice of Sale was mailed by regular and certified mail to those required to receive the Notice. After the Trustee was notified of a pending bankruptcy proceedings, an Amended Notice of Sale was then given to the original Grantor and to all others as required by law. Notice of Sale was also published in THE HERALD AND NEWS, a newspaper of general circulation in Klamath Falls, Klamath County, Oregon for four consecutive weeks prior to the sale.

*Conduct of the Sale.* The original Notice of Sale set Friday, September 15, 1998 as the date of sale. The sale was postponed until Monday, January 25, 1999. Before that date, however, the beneficiaries filed a Chapter 13 Petition For Bankruptcy, Case 699-60068-aer13 and 699-60084-fra13. Both cases were dismissed and administratively closed by the Bankruptcy Court on February 11, 1999. The bankruptcy court then entered its order setting aside dismissal and reopening case on March 12, 1999. The trustee then applied to the bankruptcy court for relief from the automatic stay, which was granted by order dated . After release from the automatic stay, the sale was finally conducted on Monday, , 1:30 p.m. on the front steps of the Klamath County Courthouse, 317 South 7th Street, Klamath Falls, Oregon. Sale was conducted by a representative of the Successor Trustee who presided at the public auction sale. The highest bid offered was that of the Grantee.

*Receipt of Purchase Price.* The Successor Trustee received the full amount of the purchase money at the time of sale. **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.**

SIGNED AT PORTLAND, OREGON THIS

Dec 30

1999.

PAUL J. RASK, Successor Trustee

**ACKNOWLEDGMENT**

STATE OF OREGON, County of Multnomah) ss.

PAUL J. RASK, SUCCESSOR TRUSTEE personally appeared before me on this 30 day of Dec 1999 and acknowledged that he executed the foregoing Trustee's Deed.

Notary Public for Oregon

C:\DOCS\CRAMER\THORSTED\TRUSTEES.DD



State of Oregon, County of Klamath  
Recorded 1/3/00, at 2:25 P m.  
In Vol. M00 Page 114  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>