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TRUSTEE'S DEED

THIS INDENTURE, made this 7th day of January, 2000, between William L. Sisemore, hereinafter called trustee, and Klamath First Federal Savings and Loan Association, hereinafter called second party;

W I T N E S S E T H:

RECITALS: Kenneth Scott Kirkham and Susan L. Kirkham, husband and wife, as grantor, executed and delivered to William L. Sisemore, as trustee, for the benefit of Klamath First Federal Savings and Loan Association, as beneficiary, a certain trust deed dated December 3, 1996, duly recorded on December 4, 1996, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M96 at page 37868. 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 grantor's 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 beneficiary's successor in interest, declared all sums so 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 April 27, 1999, in volume No. M99, at page 15385 thereof, to which reference is now 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 the trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 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 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; the Notice of Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). The trustee scheduled a sale of the property for September 8, 1999. The sale was held on September 13, 1999, to allow sufficient time for service of notice on the occupants of the property. After the sale was held, the beneficiary and the trustee received notice that the debtors had filed for relief under the U. S. Bankruptcy Act on August 8, 1999. Therefore, the sale was void. On December 13, 1999, Relief from Stay was granted. Copies of an Second Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by 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 September 8, 1999. The mailing service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded on September 13, 1999, Second Amended Trustee's Notice of Default and Election to Sell and Second Amended Trustee's Notice of Sale, and Affidavit of Mailing were duly recorded on January 7, 2000, 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 January 7, 2000, at the hour of 10:00 o'clock, A. M., of said day, in accord with the standard of time established by ORS 187.110, which was the day and hour to which said sale was postponed as permitted by ORS 86.755(2), and was the day and hour set in the Second Amended Notice of Sale* 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 said trustee by said trust deed, sold said real property in one parcel at public auction to the second party for the sum of \$89,210.20, said second party 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 sum of \$89,210.20.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, 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

26

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 grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lots 11 and 12 in Block 5, Second Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax account no. 3809-28CC-9200 - Key No. 371957

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever.

In construing this instrument 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.

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 executed this document.

William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath) ss

This instrument was acknowledged before me on January 7, 2000, by William L. Sisemore.

Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 08/02/2003

After recording return & send tax statements to:

Klamath First Federal Savings & Loan Assn.
P.O.Box 5270
Klamath Falls, OR 97601



OC Sisemore

State of Oregon, County of Klamath
Recorded 1/7/00, at 11:53am.
In Vol. M00 Page 664
Linda Smith,
County Clerk Fee \$ 26.00