

Valerie T. Auerbach
121 SW Morrison Suite 600
Portland, OR 97204

Trustee's Name and Address

Old West Annuity and Life Insurance
Company, formerly known as Arizona Life
Insurance Company
601 West 1st Avenue, Dept 113400
Spokane, WA 99201-5013

Second Party's Name and Address

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

Valerie T. Auerbach (OLB)
121 SW Morrison, Suite 600
Portland, OR 97204

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

Old West Annuity and Life Insurance
Company, formerly known as Arizona
Life Insurance Company
601 West 1st Avenue, Dept 113400
Spokane, WA 99201-5013

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SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON)
County of) ss.

I certify that the within instrument was
received for record on _____,
19____, at _____ o'clock ____M., and recorded
in book/reel/volume No. _____, on
page _____ and/or as
fee/file/instrument/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

Name Title

By: _____, Deputy

MTC 49149

TRUSTEE'S DEED

THIS INDENTURE, Made this 18th day of January, 2000, between Valerie T. Auerbach, hereinafter called trustee, and Old West Annuity and Life Insurance Company, formerly known as Arizona Life Insurance Company, hereinafter called the second party; WITNESSETH:

RECITALS: Sergio Perez Barajas, as grantor, executed and delivered to AmeriTitle, as trustee, for the benefit of Trustees of the Cascade Trust, as beneficiary, a certain trust deed dated November 4, 1998, recorded November 5, 1998, in the Records of Klamath County, Oregon in Volume M98 at page 40500. The beneficial interest under said Trust Deed was assigned to Old West Annuity and Life Insurance Company, formerly known as Arizona Life Insurance Company, by assignment recorded June 15, 1999 in Volume M99, Page 23457. 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 containing 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 September 7, 1999, in the Records of Klamath County, Oregon in Volume M99 at page 35838, 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 property, as fixed by the trustee and as required by law. Copies of the 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 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 fiduciary or personal representative 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. 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 7D.(2) and 7D.(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 successive 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

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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 \$49,941.18. (Here comply with ORS 93.030.)

The undersigned trustee, on January 18, 2000, at the hour of 10:00, 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 \$49,941.18, 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:

Lot 611 in Block 103 of MILLS 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.

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 instrument. 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.

Valerie T. Auerbach

Valerie T. Auerbach, Successor Trustee

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on January 20, 2000, by Valerie T. Auerbach.

Susan McGonegal

Notary Public for Oregon

My commission expires: 9/30/2003



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State of Oregon, County of Klamath

Recorded 1/24/00, at 11:36 a.m.

In Vol. M00 Page 2446

Linda Smith,

County Clerk

Fee \$ 26⁰⁰