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ASPEN 04050178  
TRUSTEE'S DEED

Vol M00 Page

5768

THIS INDENTURE, Made this ..... day of ..... XXX2000 between  
Aspen Title & Escrow, Inc., ..... hereinafter  
called trustee, and Aspen Title & Escrow, Inc., 401K Retirement Trust Account  
hereinafter called the second party;

## WITNESSETH:

RECITALS: Susan Krouse ..... as grantor, executed and  
delivered to Aspen Title & Escrow, Inc. .... as trustee, for the benefit  
of Aspen Title & Escrow, Inc., 401 K Retirement Trust Account ..... as beneficiary, a certain trust deed  
dated September 17, 1996, duly recorded on September 19, 1996, in the mortgage records  
of Klamath County, Oregon, in book/XXXXXXXX No. M96 at page 29765, or as fee/XXXX  
XX  
No. 25348 (indicate which). 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 adve-  
tisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on  
September 20, 1999, in book/XXXXXXXX No. M99 at page 37270 thereof. XXXXXXXXXXXX  
XX  
to which reference now is 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.(2) and 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 ad-  
ministrator or 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 de-  
scribed 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 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 gen-  
eral 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 the date of such sale. The mailing, service and  
publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the  
date of sale 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).

(Continued on reverse side)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 2/24/00, at 2:26 p.m.  
In Vol. M00 Page 5769  
Linda Smith,  
County Clerk Fee\$ 31.00

H/31-

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Pursuant to said notice of sale, the undersigned trustee on February 22, ~~XX~~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)) (which was the day and hour set in the 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 said second party for the sum of \$ 12,480.32, 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 \$ 12,480.32.

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 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:

Lot 32 Casitas, in the County of Klamath, State of Oregon.  
Code 41 Map 3909-10CD-TL 1500

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 and whenever the context so requires the singular includes the plural; 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.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto 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.

*Dennis Gish*  
TRUSTEE/ASPEN TITLE & ESCROW, INC

\* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_\_,  
by \_\_\_\_\_

This instrument was acknowledged before me on February 24, ~~XX~~2000,  
by Dennis Gish  
as Manager  
of Aspen Title & Escrow, Inc.



*Trisha L. Powell*  
Notary Public for Oregon  
My commission expires 10/4/2002

NT



# CERTIFICATE OF NON-MILITARY SERVICE

5771

RE: Trust Deed from

To

**Grantor**

SPACE RESERVED  
FOR  
RECORDER'S USE

**Trusted**

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

STATE OF OREGON,

County of     Klamath    

SS.

THIS IS TO CERTIFY that I am the \_\_\_\_\_ Trustee  
beneficiary in that certain trust deed in which \_\_\_\_\_ Susan Krouse  
\_\_\_\_\_, as grantor, conveyed to Aspen Title & Escrow, Inc.  
\_\_\_\_\_, as trustee, certain real property in \_\_\_\_\_ Klamath \_\_\_\_\_, County, Oregon.  
The trust deed was dated \_\_\_\_\_ September 17 \_\_\_\_\_, 19 96, and recorded \_\_\_\_\_ September 19 \_\_\_\_\_, 1996,  
in the Records of that county, in book ~~XXXXXXXXXX~~ M96 at page 29765, and/or as fee ~~XXXXXXXXXX~~  
~~XXXXXXXXXXXXXXX~~ No. 25348 (indicate which). Thereafter, a Notice of Default with respect to the trust deed was  
recorded \_\_\_\_\_ September 20 \_\_\_\_\_, 1999, in book ~~XXXXXXXXXX~~ M99 at page 37270 of the  
Records, and ~~as fee instrument in the records of that county, in book No. XXXXXXXXXXXXXXXX indicate which~~. Thereafter, the trust deed was  
duly foreclosed by advertisement and sale, and the real property covered by the trust deed was sold at the trustee's sale on  
February 21, 19 2000. I reasonably believe that, at no time during the period of three months and one day  
immediately preceding the day of the sale, and including the day thereof, was the real property described in and covered by the 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, "grantor" includes any successor in interest to the grantor, "trustee" includes any successor trustee, and "beneficiary" includes any successor in interest to the beneficiary named in the trust deed.

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This instrument was acknowledged before me on February 22, 2000  
by Dennis Gish/Manager of Aspen Title & Escrow, Inc

Debbie K Bergener  
Notary Public for Oregon  
My commission expires 12-17-2003

