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Vol M00 Page 6000

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Beverly S. Thomas
1100 SW Sixth, Suite 1600
Portland, OR 97204

State of Oregon, County of Klamath
Recorded 2/28/00, at 10:09a. m.
In Vol. M00 Page 6000
Linda Smith,
County Clerk Fee\$ 26⁰⁰

MAIL TAX STATEMENTS TO:

LaSalle National Bank
c/o Security National Servicing Corp.
255 Old New Brunswick Rd., #S-310
Piscataway, NJ 08854

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made this 24 day of February, 2000, is between _____
James Ray Streinz
("Trustee"), and LaSalle National Bank
("Grantee").

The true and actual consideration for this conveyance is \$66,631.15.

A. Roberto R. Davila and Sylvia R. Davila, as tenants by the entirety, as grantor, executed and delivered to Aspen Title Co., as trustee, for the benefit of Transamerica Financial Services, as beneficiary, a certain trust deed dated August 22, 1996, duly recorded on August 27, 1996, in the mortgage records of Klamath County, Oregon, in book No. M-96 at page 26579, and/or as fee No. 23915. The beneficial interest in said trust deed was assigned to LaSalle National Bank by instrument recorded February 9, 1998, in Book M-98 at page 4124 as Recorder's fee No. 52869. In that trust deed the real property described therein (the "Property") 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 described herein.

B. By reason of the default, the owner and holder of the obligations secured by the 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 real property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was recorded on October 8, 1999, in Book No. M-99 at page 40156, Klamath County mortgage records.

C. After recording the notice of default, the 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 (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 guardian, conservator or administrator 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. 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 address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each

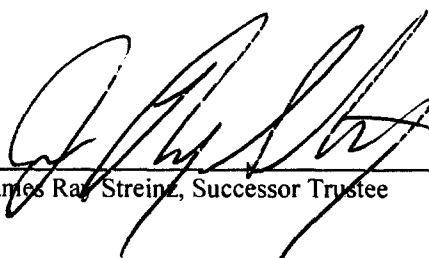
person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. The Trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive 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 election to Sell and the notice of sale, being now referred to and incorporated in and made a party of this deed as if fully set forth herein. The 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).

D. The Trustee on February 23, 2000, at the hour of 1:00 o'clock P.M., in accord with the standard of time established by ORS 187.110, 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 Grantee for the sum of \$ 66,631.15, Grantee 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 Grantee 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 Grantee 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 Property, to wit:

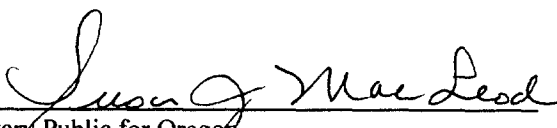
The North 50 feet of Lots 612 and 613, Block 128, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

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.


James Ray Streinz, Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on February 24, 2000, by James Ray Streinz.


Notary Public for Oregon
My commission expires: 10-20-00

