

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

James D. and Nancy C. Hitchcock
906 N.E. Tokay Heights
Grants Pass, OR 97526

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200 MAY 11 AM 11:24

AFTER RECORDING RETURN TO:
WALTER L. CAUBLE
SCHULTZ, SALISBURY, CAUBLE & DOLE
P O BOX 398
GRANTS PASS, OR 97528

K54905
TRUSTEE'S DEED

PARTIES: WALTER L. CAUBLE, hereinafter called trustee, and JAMES D. HITCHCOCK and NANCY C. HITCHCOCK, hereinafter called GRANTEE;

RECITALS: EDWARD W. GROVER, JR. and TAMMY E. GROVER, as grantor, executed and delivered to ASPEN TITLE & ESCROW, INC., as trustee, for the benefit of JAMES D. HITCHCOCK and NANCY C. HITCHCOCK, as beneficiary, a certain trust deed dated July 1, 1998, recorded on July 7, 1998, in the Mortgage Records of Klamath County, Oregon, in Volume M98, Page 23951. The trust deed conveyed the real property described herein to secure the performance of certain obligations of the grantor. The grantor thereafter defaulted in the performance of those obligations, as stated in the notice of default hereinafter mentioned, and such default still existed at the time of the sale described below.

By reason of the default, the owner and holder of the obligations secured by the trust deed and the beneficial interest therein, declared all sums so secured immediately due and owing. A notice of default, containing an election to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was recorded in the Mortgage Records of Klamath County, Oregon, on December 10, 1999, in Volume M99, Page 48766.

Thereafter, the trustee gave notice of the sale by the following actions. Copies of the Trustee's Notice of Sale were served pursuant to ORCP 7 D(2) and 7 D(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 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. The Trustee's 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 7 D(2) and 7 D(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 to those persons entitled to such notice in the manner provided by law. The trustee published a copy of the notice of sale in a newspaper of general circulation in the county where 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 the sale.

The mailing, service, and publication of the notice of sale are shown by affidavits or proofs of service recorded on or before the date of sale in the official records of Klamath County. The contents of affidavits and proofs of service, together with the notice of default and election to sell and the trustee's notice of sale, are incorporated herein by reference. The undersigned trustee has no actual notice of any person, other than the persons named in the affidavits and proofs as having or claiming a lien on or interest in the described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to the notice of sale, on May 4, 2000, at 11:30 o'clock, A.M., in accord with the standard of time established by ORS 187.110, following a postponement at the place so fixed for sale, in full accordance with the laws of the State of Oregon and the trust deed, the real property was sold in one parcel at public auction to the GRANTEE herein for the sum of \$33,826.95, the GRANTEE being the

highest and best bidder at the sale and the sum being the highest and best sum bid for the property. The true and actual consideration paid for this transfer is the sum of \$33,826.95.

CONVEYANCE: The trustee hereby conveys to the 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 the grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property:

The Northerly 54.4^A feet of Lot 4, Block 2, HOME ACRES, 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.

TO HAVE AND TO HOLD the same unto the GRANTEE, GRANTEE'S heirs, successors-in-interest and assigns forever.

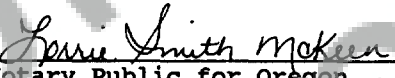
IN WITNESS WHEREOF, the undersigned trustee has executed this document this 9 day of May, 2000.


Walter L. Cauble, Trustee

STATE OF OREGON, County of Josephine) ss. May 9, 2000.

This instrument was acknowledged before me by Walter L. Cauble, as Trustee.




Lorrie Smith McKeen
Notary Public for Oregon
My Commission Expires: 2/9/2004

State of Oregon, County of Klamath
Recorded 05/11/00, at 11:24 a. m.
In Vol. M00 Page 17158
Linda Smith,
County Clerk Fee\$ 26⁰⁰