

2000 SEP 14 PM 2:16

SEND TAX STATEMENTS TO:

Robert R. and Betty J. Langfield Trust  
28397 Redwood Highway  
Cave Junction, OR 97523

AFTER RECORDING RETURN TO:

Ronald B. Versteeg  
Attorney at Law  
P.O. Box 2437  
Cave Junction, OR 97523

K55309  
TRUSTEE'S DEED

**PARTIES:** The parties to this conveyance are Ronald B. Versteeg, hereinafter called TRUSTEE, and Trustees of the Robert R. and Betty J. Langfield Trust, hereinafter called GRANTEE.

**RECITALS:** Armando Tony Sandoval and Candida J. Labrador, as grantor, executed and delivered to Mountain Title Company of Klamath County, as trustee, for the benefit of Trustees of the Robert R. and Betty J. Langfield Trust, as beneficiary, a trust deed dated January 5, 1996, which was recorded on January 9, 1996, in the Official Records of Klamath County, Oregon, in Volume M96, Page 763, Mortgage Records of Klamath County, Oregon. 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, and such default still existed at the time of the sale described below.

As a result 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 electing to foreclose the trust deed by advertisement and sale was recorded in the Official Records of Klamath County, Oregon, on April 14, 2000, in Volume M00, at Page 12243. Thereafter, copies of the Trustee's Notice of Sale were served pursuant to the requirements of ORS 86.740 and ORS 86.750 on all persons entitled to notice under those statutes, and a copy of the notice of sale was published pursuant to the requirements of ORS 86.750(2).

The 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, Oregon. The contents of the 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, having or claiming a lien on or interest in the subject real property, or entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

As provided in the notice of sale, on September 8, 2000, at 1:30 P.M. and at the place so fixed for sale, the subject real property was sold to the GRANTEE herein for the sum of \$6,984.68. The property was sold in one parcel at public auction in accordance with the laws of the State of Oregon and the provisions of the trust deed. GRANTEE was the highest bidder for cash at the sale.

K26-ck-oc  
RONALD B. VERSTEEG  
ATTORNEY AT LAW  
435 Junction Avenue  
P.O. Box 2437  
Cave Junction, Oregon 97523  
Phone: (541) 592-4381  
Fax: (541) 592-4384

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**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:

Lots 1 and 2 in Block 85 of Klamath Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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.

The true consideration paid for this transfer is \$6,984.68.

Executed this 11 day of September, 2000.

Ronald B. Versteeg  
 Ronald B. Versteeg  
 TRUSTEE

STATE OF OREGON, County of Josephine ) ss.

This instrument was acknowledged before me by Ronald B. Versteeg this 11 day of September, 2000.



Jessie L. Pfohl  
 Notary Public for Oregon  
 My Commission Expires: 07/24/04

State of Oregon, County of Klamath  
 Recorded 09/14/00, at 2:16 P.m.  
 In Vol. M00 Page 33614  
**Linda Smith,**  
 County Clerk Fee \$ 26.00