

TRUSTEE'S DEED

THIS INDENTURE, made this 11th day of September, 2000, between David E. Fennell, hereinafter called the Trustee and Bankers Trust Company of California, N.A., as Custodian or Trustee, hereinafter called the second party;

WITNESSETH:

RECITALS: Shannon M. Kyniston and Dale Richard Kyniston, as grantors, executed and delivered to: LandAmerica (One Stop), as trustee, for the benefit of Advanta National Bank, as beneficiary, a certain trust deed dated 09/01/98, duly recorded on 09/08/98 in the mortgage records of Klamath County, Oregon in Book M-98, Page 33009 and subsequently assigned to Bankers Trust Company of California, N.A., as Custodian or Trustee by Assignment recorded as Book M-99, Page 3856. 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 obligation 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 advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on 04/19/00, in Volume M00, Page 13076 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 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; the 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 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 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 general 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

David E. Fennell
P.O. Box 4143
Bellevue, WA 98009-4143
Grantor's Name and Address
Bankers Trust Company of California, N.A., as Custodian or Trustee c/o Advanta Mortgage Corp.
10790 Rancho Bernardo Drive
San Diego, CA 92127

FOR COUNTY USE:

Grantee's Name and Address
After Recording Return to:
Routh Crabtree & Fennell
Attn: Eric Wang
P.O. Box 4143
Bellevue, WA 98009-4143 7104.21122
Until a change is required all tax statements shall be sent to the following address:
Bankers Trust Company of California, N.A., as Custodian or Trustee c/o Advanta Mortgage Corp.
10790 Rancho Bernardo Drive
San Diego, CA 92127
Name, Address, Zip

Consideration: \$25,500.00

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