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ASPEN 51221

TRUSTEE'S DEED

Vol M00 Page 36100

From: Michael E. Farnell, as successor trustee;  
To: Randy Ginsberg (20%), Jonathan and Alma Aaronson (18.75%), Linda Zamora (30%) and Howard Aaronson (31.25%),  
as grantees.

RECITALS: Summerfield Manufactured Home Park, Inc., an Oregon corporation, as grantor, executed and delivered to Aspen Title & Escrow, Inc., as trustee, for the benefit of P.N.F., Inc., an Oregon corporation, dba Pacific Northwest Funding, as beneficiary, a trust deed dated June 11, 1998, and recorded June 12, 1998, in the mortgage records of Klamath County, Oregon, in volume no. M98 at page 20121, or as Auditor's no. 59688. In the trust deed the real property therein and hereafter described 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 the grantor's performance of the obligations secured by the trust deed as stated in the notice of default hereafter mentioned, and such default still existed at the time of the sale hereafter described.

By reason of such default, the owner and holder of the obligations secured by the trust deed (being the beneficiary named in the trust deed, or the 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 the grantor's obligations, was recorded in the mortgage records of the above-described county on May 3, 2000, in volume no. M00 at page 15956, to which reference now is made.

After recording of the notice of default, the undersigned 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 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, 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 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 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 located, once a week for four successive weeks; the last publication of such notice occurring more than 20 days prior to the date of the sale. The mailing, service and publication of notice of sale are evidenced by one or more affidavits or proofs of service duly recorded on or prior to the date of sale in the official records of the above-described county, and all such affidavits or proofs of service, and the notice of default and the notice of sale, are incorporated in and made a part of this trustee's deed. The trustee has no actual notice of any person, other than the persons named in the affidavits and proofs of service 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).

Pursuant to the notice of sale, the successor trustee on September 22, 2000, at 11:00 o'clock, A.M. in accordance with the standard of time established by ORS 187.110, and at the place so fixed for sale, sold the real property in one parcel at public auction to the grantees for the sum of \$713,310.39, the grantees being the highest and best bidders at such sale, and such sum being the highest and best sum bid for the real property. The true and actual consideration paid for this transfer is the sum of \$713,310.39.

After recording return to:

Howard Aaronson  
4640 SW Macadam Avenue, Suite 260  
Portland, OR 97201

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

Howard Aaronson  
4640 SW Macadam Avenue, Suite 260  
Portland, OR 97201

NOW THEREFORE, in consideration of such sum so paid by the grantees in cash, the receipt of which is acknowledged, and by the authority vested in the successor trustee by the laws of Oregon and by the trust deed, the trustee hereby conveys to the grantees all interest which the grantor had or had the power to convey at the time of the grantor's execution of the trust deed, together with any interest the grantor or the grantor's successors in interest acquired after execution of the trust deed in and to the following described real property:

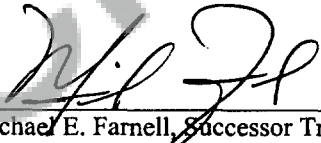
A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter and the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Parcel 1 of Land Partition 58-94, filed November 18, 1991.

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.

In construing this instrument, 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 the trust deed, the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest to the beneficiary named in the trust deed, and the word "person" includes individual, corporation and any other legal entity.

EXECUTED by the trustee (and, if a corporate trustee, by authority of its board of directors), this 29<sup>th</sup> day of September, 2000.

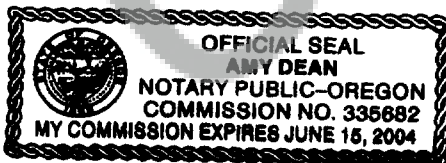
  
Michael E. Farnell, Successor Trustee

STATE OF OREGON )

County of Multnomah )

This instrument was acknowledged before me on  
September 29, 2000, by Michael E. Farnell.

(seal) Notary Public for Oregon  
My commission expires: 6/15/04



OA

36102

## CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON,

County of Multnomah

} ss.

THIS IS TO CERTIFY That I am the successor trustee  
beneficiary in that certain trust deed in which Summerfield Manufactured Home Park, Inc.

Aspent Title & Escrow, Inc., as grantor, conveyed to  
Aspent Title & Escrow, Inc., as trustee, certain real property in Klamath County, Oregon;  
which said trust deed was dated June 11, 1998, and recorded June 12, 1998,  
in the mortgage records of said county, in book/reel/volume M98 at page 20121 or as fee/file/instrument/  
Auditor's reception No. 59688 (indicate which); thereafter a notice of default with respect to said trust deed  
was recorded May 3, 2000, in book/reel/volume M00 at page 15956 of said  
mortgage records, or as fee/file/instrument/microfilm/reception No. (indicate which); thereafter the  
said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was  
sold at the trustee's sale on September 22, 2000; I reasonably believe at no time during the period of  
three months and one day immediately preceding the day of said sale and including the day thereof, was the real prop-  
erty described in and covered by said 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 masculine includes the feminine, the singular includes the plural, the word  
"grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the  
word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

Michael E. Farnell

STATE OF OREGON,

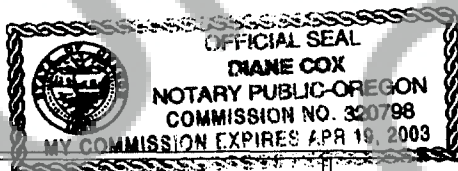
County of Multnomah

} ss:

This instrument was acknowledged before me on September 28<sup>th</sup>, 2000,

by Michael E. Farnell

(SEAL)



Diane Cox  
Notary Public for Oregon

My commission expires 4/19/03

### CERTIFICATE OF NON-MILITARY SERVICE

Re Trust Deed from  
Summerfield Manufactured Home  
Park, Inc. Grantor

to  
Michael E. Farnell

Successor Trustee

AFTER RECORDING RETURN TO

Michael E. Farnell  
888 SW Fifth Ave., Suite 1000  
Portland, OR 97204

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUNTIES  
WHERE USED.)

STATE OF OREGON

} ss.

State of Oregon, County of Klamath  
Recorded 10/02/00, at 3:17 p.m.  
In Vol. M00 Page 36100  
Linda Smith,  
County Clerk Fee \$ 31<sup>00</sup>