FORM No. 1175 - TRUSTEE'S DEED.		COPYRIGHT 1997 STEVENS	NESS LAW PUBLISH	IING CO., PORTLAND, OR 973
NT K55251 2001 FEB 15	, AM 11: 27			*
Jerry M. Molatore 426 Main Street Klamath Falls OR 97601 Truster's Name and Address		Vol_ <u>A</u> :	01 Page	6072
James R. and Barbara E. Baker 12320 Anderson Road Merrill, OR 97633 Second Party's Name and Address	SPACE R			····· ··
After recording, return to (Name, Address, Zp): Jerry M. Molatore 426 Main Street Klamath Falls OR 97601	FI RECORD	97 2		
Until requested otherwise, send all tax statements to (Name, Address, Zip): James R. and Barbara E. Baker 12320 Anderson Road Merrill, OR 97633		State of Oreg Recorded 02/ In Vol. M01 Linda Smith, County Clerk	15.01 at/ <i>k</i> . Page <u>667</u>	72
THIS INDENTURE, Made this JERRY M. MOLATORE	TRUSTEE'S DEED day of Febru	ary, 2001		, AXXXX, between
called trustee, and JAMES R. BAKER and BARI hereinafter called the second party; WITNESSETH: RECITALS: STEVEN RICHARD CARTER and VI delivered to KLAMATH FIRST FEDERAL SAVINGS of JAMES ROBERT BAKER AND BARBARA ELLE dated March 18 , 1985, re	ICKI LOU CARTE S AND LOAN ASSEN BAKER, husb	husband and wif husband and wo OCIATION and and wife as	ife, as gra	ntor, excepted and the tee, for the benefit certain trust deep
County, Oregon, in book/ree COUNTY OR THE TENED TO THE TENED TO THE TENED WAS conveyed by the grantor to the trustee to secure, amo	el/volume NoM8! with . In that trust decome other things, the p	5 at page 4042 ed, the real property the performance of certain of	, and/or erein and her obligations or	as fee/file/instru reinafter described f the grantor to the
beneficiary. The grantor thereafter defaulted in performate default hereinafter mentioned, and such default still exist By reason of the default, the owner and holder on named, or the beneficiary's successor in interest, declared	ted at the time of the of the obligations sed all sums so secured	sale hereinafter describe cured by the trust deed i immediately due and of	ed. , being the bowing. A not	peneficiary therein
taining an election to sell the real property and to foreclo	se the trust deed by a	dvertisement and sale to	o satisfy the	asserting grantor's

obligations was recorded on April 14, 2000 ____, XXXX, in the Records of Klamath County, in book/reel/volume No. MOO at page 12295 , and was the trick to the t

After recording the notice of default, the undersigned trustee gave notice of the time for at d 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 7 D. (2) and 7 D. (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 86.740 (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 a ldress of the fiduciary 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. 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 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 in the form required by ORS 86.755 (6) were mailed by registered or certified mail to the last known addresses 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 part of this deed as if fully set forth herein. The undersigned 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).

The true and actual consideration for this conveyance is \$ 27, 246.99 (Here comply with ORS 93,030.) ___.

(OVER)



The undersigned trustee, on February 13, 2001, XXXX, at the hour of _____2 o'clock, P.M., in accord with the standard of time established by ORS 187.110, (which was the day and hour to which the sale was postponed as permitted by ORS 86.755 (2)) (which was the day and hour set in the amended notice of sale)* 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 the second party for the sum of \$27,246.99..., the second party 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 the second party 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 the second party 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 following described real property, to-wit: *

The East one-half of Lot 2, Block 4, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, klamth County, oregon, SAVING AND EXCEPTING that portion in the widening of Fargo Street deeded in Deed Records M-65 on page 216, records of Klamath County, Oregon.

*Subject to delinquent and unpaid real property taxes, South Suburban Sanitary District liens and Enterprise Irrigation District liens.

TO HAVE AND TO HOLD the same unto the second party and the second party's heirs, successors in interest and assigns forever.

In construing this instrument, and whenever the context so requires, the singular includes the plural; "grantor" includes any successor in interest to the grantor, as well as each and every other person owing an obligation, the performance of which is secured by the trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto execute I this document. If the undersigned is a corporation. it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, Count This instrument was a byJerry M. Molate	y of Klamath)ss. cknowledged before me on February (4, 2001 ore	,¥ <u>\$xx</u> ,
This instrument was a byas	cknowledged before me on	
OFOFFICIAL SEAL, PATRICIA M. JOHNSON NOTARY PUBLIC-OREGON COMMISSION NO. 313674 MYCOMMISSION EXPIRES JUN. 17, 2002	Notary Public for Oregan My commission expires 6.17-2002	

M. MOLATORE