

SEND ALL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO:

ADVANCED MORTGAGE & INVESTMENTS, INC.
ATTN: LIE TAN
835 SOUTH RIVERSIDE DRIVE
MEDFORD, OR, 97501

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TRUSTEE'S SALE NO: 09-AD-21906
LOAN NO: DONOVAN/MAYES
FHA/VA/PMI NO: _____

TRUSTEE'S DEED

THIS INDENTURE, made on March 1, 2001, between REGIONAL TRUSTEE SERVICES CORPORATION, hereinafter called the trustee, and LIE TAN, hereinafter called the grantee; and the true and actual consideration paid for this transfer is the sum of \$121,778.75.

WITNESSETH:

RECITALS: JACKIE V. DONOVAN, as grantor, executed and delivered to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, for the benefit of RHETA J. STEARNS, as beneficiary, a certain trust deed dated May 10, 1999, duly recorded on November 24, 1999, in the mortgage records of KLAMATH County, Oregon, in VOL M99, PAGE 46782. 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 his performance of the obligations 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 his 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 October 10, 2000, in Book M-00, Page 37053, 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 trustee 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 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 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 sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1) (b) or (1)(c).

Pursuant to said notice of sale, the undersigned trustee on February 22, 2001, at the hour of 11:00 A.M., of said day, in accord with the standard of time established by ORS 187.110, (which was the date and hour to which said sale was postponed as permitted by ORS 86.755(2)) or (which was the day and hour set in the amended Notice of Sale) and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to grantee for the sum of \$121,778.75, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW THEREFORE, in consideration of the said sum so paid by grantee in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the trustee does hereby convey unto grantee all interest which the grantor had or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto grantee, his heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and 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 said trust deed, the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has caused its corporate name to be signed by its officers duly authorized thereunto 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.

DATED: March 1, 2001

REGIONAL TRUSTEE SERVICES CORPORATION
Successor Trustee

BY 
CHRIS REBHUN, ASSISTANT VICE PRESIDENT

STATE OF Washington

COUNTY OF KING

ss.

The foregoing instrument was acknowledged before me March 1, 2001, by CHRIS REBHUN, ASSISTANT VICE PRESIDENT of REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, on behalf of the corporation.


Notary Public for Washington
My commission expires: 3/5/04



EXHIBIT A:

EXHIBIT FOR LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon

PARCEL 1

A parcel of land situated in the SE ¼ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a ¾ inch pipe marking the center ¼ corner of said Section 27, said point situated N 89° 35' 28" W 2633.10 feet and N 00° 28' 28" W 2641.20 feet from a ¾ inch pipe marking the Southeast corner of said Section 27; thence S 89° 31' 16" E 1578.31 feet to a 5/8 inch iron pin; thence continuing S 89° 31' 16" E 30.17 feet; thence S 06° 33' 10" W 550.13 feet; thence West 30.20 feet to a 5/8 inch iron pin; thence continuing West 1510.80 feet to a 5/8 inch iron pin on the West line of the SE ¼ of said Section 27; thence N 00° 28' 28" W 560.00 feet to the point of beginning. Account No. 3612-2700-1400

PARCEL 2:

A parcel of land situated in the SE ¼ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the West line of the SE ¼ of said Section 27, said point situated N 89° 35' 28" W 2633.10 feet and N 00° 28' 28" W 2081.20 feet from a ¾ inch pipe marking the Southeast corner of said Section 27; thence East 1510.80 feet to a 5/8 inch iron pin; thence continuing East 30.20 feet; thence S 06° 33' 10" W 583.79 feet; thence West 30.20 feet to a 5/8 inch iron pin; thence continuing West 1439.38 feet to a 5/8 inch iron pin on the West line of the SE ¼ of said Section 27; thence N 00° 28' 28" W 580.00 feet to the point of beginning. Account No. 3612-2700-1500

PARCEL 3:

A parcel of land situated in the SE ¼ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows: Beginning at a 5/8 inch iron pin on the West line of the SE ¼ of said Section 27, said point situated N 89° 35' 28" W 2633.10 feet and N 00° 28' 28" W 1501.20 feet from the Southeast corner of said Section 27, thence East 1439.38 feet to a 5/8 inch iron pin; thence continuing East 30.20 feet; thence S 06° 33' 10" W 611.98 feet; thence West 30.20 feet to a 5/8 inch iron pin; thence continuing West 1364.51 feet to a 5/8 inch iron pin on the West line of the SE ¼ of said Section 27; thence N 00° 28' 28" W 608.00 feet to the point of beginning. Account No. 3612-2700-1600

State of Oregon, County of Klamath
Recorded 03/05/01, at 10:58 a.m.
In Vol. M01 Page 8805
Linda Smith,
County Clerk Fee\$ 31⁰⁰