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Vol M01 Page 28181

RECORDED AT THE REQUEST OF  
AND AFTER RECORDING RETURN TO:

H&L Services, Inc., Trustee  
1111 Third Avenue, #3400  
Seattle, WA 98101

HOGUE  
91850-000563

*K56413*  
**TRUSTEE'S DEED**

THIS INDENTURE, made this 5~~th~~ day of June, 2001, between Steven G. Jones, Successor Trustee, and Federal National Mortgage Association, hereinafter called the second party;

WITNESSETH:

**RECITALS:**

CHARLES NEIL HOGUE AND LINDA K. HOGUE, AS TENANTS BY THE ENTIRETY, as grantor, executed and delivered to AMERITITLE, as trustee, for the benefit of WASHINGTON MUTUAL BANK, as beneficiary, a certain trust deed dated May 23, 1997, duly recorded on May 28, 1997, in the mortgage records of Klamath County, Oregon, as Fee No. Volume M-97 Page 16296. In the trust deed the real property therein and hereinafter 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 grantor's performance of the obligations secured by the 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 the default, the owner and holder of the obligations secured by the 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 the trust deed by advertisement and sale to satisfy grantor's obligations was recorded in the mortgage records of Klamath County, Oregon, on January 24, 2001, as Fee No. Volume M01 Page 2948, to which reference now is made.

After the recording of the notice of default, as aforesaid, 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 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 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 of sale occurred more than twenty days prior to the date of such sale. The mailing, service and publication of the 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 the above county, the affidavits and proofs, together with the 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 fully as if set out herein verbatim, together with the Certificate of Non-Military Service attached hereto. 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).

*K31-*



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Seattle, WA 98101

HOGUE  
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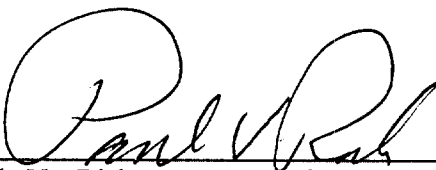
**AFFIDAVIT OF NON-MILITARY SERVICE**

STATE OF WASHINGTON    )  
  ) ss  
COUNTY OF KING        )

THIS IS TO CERTIFY that I am the Attorney for the Successor Trustee for Washington Mutual Bank, beneficiary in that certain trust deed in which CHARLES NEIL HOGUE AND LINDA K. HOGUE, AS TENANTS BY THE ENTIRETY, as grantor, conveyed to AMERITITLE, as trustee, certain real property in Klamath County, Oregon; which trust deed was dated May 23, 1997, and recorded May 28, 1997, in the mortgage records of the above county, as Fee No. Volume M-97 Page 16296; thereafter a notice of default with respect to the trust deed was recorded January 24, 2001, as Fee No. Volume M01 Page 2948; thereafter the trust deed was duly foreclosed by advertisement and sale and the real property covered by the trust deed was sold at the trustee's sale on June 1, 2001; I reasonably believe at no time during the period of three months and one day immediately preceding the day of the sale and including the day thereof, was the real property described in and covered by the 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.

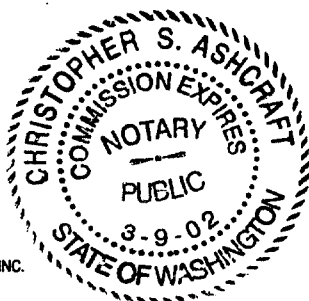
In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in the trust deed.


DATED this 5<sup>th</sup> day of June, 2001.

  
Paul V. Rieke, Attorney for Steven G. Jones,  
Successor Trustee

STATE OF WASHINGTON    )  
  ) ss  
COUNTY OF KING        )

This instrument was acknowledged before me by Paul V. Rieke on this 5<sup>th</sup> day of June, 2001.



  
Christopher S. Ashcraft  
Notary Public in and for the State of Washington,  
Residing at: Seattle  
My Commission Expires: 3/9/02

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ALL

RIGHTS

RESERVED

State of Oregon, County of Klamath  
Recorded 06/13/01, at 2:07 p.m.  
In Vol. M01 Page 28181  
Linda Smith,  
County Clerk Fee\$ 21.00