

'01 JUN 14 AM 11:11

mtc 52391

AFTER RECORDING RETURN TO:

Anderson & Monson, P.C.
10700 SW Beaverton-Hillsdale Hwy. #460
Beaverton, Oregon 97005

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING**

ADDRESS:

American General Finance, Inc.
1210 E. Burnside
PO Box 485
Gresham, Oregon 97030

TRUSTEE'S DEED

This Trustee's Deed is executed by Miles D. Monson ("Trustee") and delivered to American General Finance, Inc., a Delaware corporation ("Buyer").

RECITALS

Reference is made to that certain trust deed ("Trust Deed"), the original parties and other information of which are as follows:

Grantor:	Frank Mosley, an estate in fee simple as to Lots 45 & 46
Trustee:	Aspen Title and Escrow Company
Beneficiary:	American General Finance, Inc.
Date:	September 25, 1998
Recording Date:	September 28, 1998
Recording Reference:	Book M98, Page 35311, Reel No. 66896
County of Recording:	Klamath County

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantor to the Beneficiary. Thereafter, Beneficiary informed the Trustee that the obligations were in default and declared default, including an acceleration of all sums due and owing.

1 - TRUSTEE'S DEED

Pursuant to the Oregon Trust Deed Act, (the "Act") the Trustee recorded a Notice of Default and Election to Sell as follows:

Recording Date:	January 18, 2001
Recording Reference:	Volume M01 at Page 2240
County of Recording:	Klamath County

The Trustee also served a Trustee's Notice of Sale on all parties entitled thereto under the Act. The Trustee also served an Amended Trustee's Notice of Sale (after release from stay) on all parties entitled thereto under the Act.

Pursuant to the Notice of Default, the Agent for the Trustee on June 7, 2001, at the hour of 1:00 p.m., which was the day and hour to which the sale was postponed for reason permitted by ORS 86.755(6), at the place so fixed for the sale, sold the Property in one parcel at public auction to the Buyer for the sum of \$10,000.00, which sum was the highest and best bid at the sale and the true and actual consideration paid for this transfer.

CONVEYANCE

Trustee conveys to Buyer 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 which the Grantor or her successors in interest acquired after the execution of the Trust Deed, in and to the Property which is legally described as follows:

Lots 45 and 46, Block 2, Bley-Was-Heights, in the County of Klamath, State of Oregon.

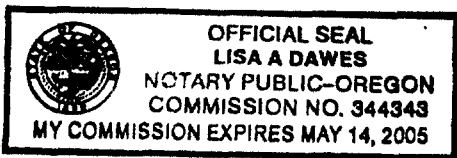
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In construing this deed, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Miles D. Monson
TRUSTEE

STATE OF OREGON)
) ss.
County of Washington)

On this 12th day of June, 2001, personally appeared the above-named Miles D. Monson, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



Lisa A. Dawes
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/14/05

clients\106\055\mosley.trustees.deed

State of Oregon, County of Klamath
Recorded 06/14/01, at 11:11 a. m.
In Vol. M01 Page 28281
Linda Smith,
County Clerk Fee\$ 31⁰⁰