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**TRUSTEE'S DEED**

**TRUSTEE:**

Sabrina P. Loiselle  
Miller Nash LLP  
111 S.W. Fifth Avenue, Suite 3500  
Portland, Oregon 97204-3699

**SECOND PARTY:**

Klamath First Federal Savings and Loan Association  
c/o Arlene Dillard  
540 Main Street  
Klamath Falls, Oregon 97601-9982

**AFTER RECORDING,  
RETURN TO:**

Klamath First Federal Savings and Loan Association  
c/o Arlene Dillard  
540 Main Street  
Klamath Falls, Oregon 97601-9982

**UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX STATEMENTS TO:**

Klamath First Federal Savings and Loan Association  
c/o Arlene Dillard  
540 Main Street  
Klamath Falls, Oregon 97601-9982

THIS INDENTURE, made this 11<sup>th</sup> day of July, 2001, between Sabrina P. Loiselle, hereinafter called trustee, and Klamath First Federal Savings and Loan Association, hereinafter called the second party;

WITNESSETH:

**RECITALS**

Arthur C. Avery and Ruth W. Avery, as grantor, executed and delivered to William L. Sisemore, as trustee, for the benefit of Klamath First Federal Savings and Loan Association, as beneficiary, a certain deed of trust dated November 21, 1997, and recorded on November 21, 1997, in Volume M97 at Page 38377 in the official real property records of Klamath County, Oregon. In that 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 or grantor's successor in interest thereafter defaulted in performance of the obligation 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, 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 on January 30, 2001, in Volume M01 at Page 3690 in the official real property records of Klamath County, Oregon, to which reference is now made.

After recording 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 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 address of the fiduciary or personal representative, if any, 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 an occupant, if any, 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 trustee's notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein.

The true and actual consideration for this conveyance is \$67,365.87.

The trustee or the agent designated by the undersigned trustee, as allowed under ORS 86.755, on July 10, 2001, at the hour of one o'clock (1:00) 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), 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 at public auction to the second party for the sum of \$67,365.87, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

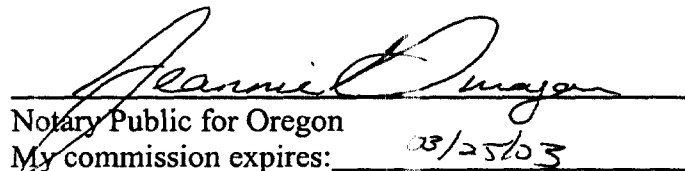
NOW, THEREFORE, in consideration of that sum so paid by the second party by cash or credit bid, the receipt whereof is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey unto the second party all interest which 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

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

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.

Dated this 11<sup>th</sup> day of July, 2001.

This instrument was acknowledged before me on July 11, 2001, by Sabrina P. Loiselle.



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