

NT



01 JUL 24 PM 1:39

STATE OF OREGON, ss.

Vol M01 Page 36542

AmeriTitle
(Neal G. Buchanan, Attorney at
Law, as successor)

Trustee's Name and Address
Floyd McCurdy
4205 Airport Rd.
Montague, CA 96064

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Floyd McCurdy
4205 Airport Rd.
Montague, CA 96064

SPACE RESERVED
FOR
RECORDER'S USE

TRUSTEE'S DEED

THIS INDENTURE, Made this 24th day of July, 2001, between
Neal G. Buchanan, Attorney at Law, Successor Trustee, hereinafter
called trustee, and Floyd McCurdy,

hereinafter called the second party; WITNESSETH: common,

RECITALS: Ronald E. Norred and Cherry A. Hill, as tenants in, as grantor, executed and
delivered to AmeriTitle (Neal G. Buchanan, as successor trustee), as trustee, for the benefit
of Floyd McCurdy, signed March 29, 1999, as beneficiary, a certain trust deed
dated March 24, 1999, recorded March 29, 1999, in the Records of
Klamath County, Oregon, in book/reel/volume No. M99 at page 10993, and/or as fee/file/instru-
ment/microfilm/reception No. 77085 (indicate which). 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 thereafter defaulted in 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 the beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default con-
taining an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's
obligations was recorded on March 14, 2001, in the Records of Klamath County,
in book/reel/volume No. M01 at page 10309, and/or as fee/file instrument/microfilm/reception No. _____
(indicate which), to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real prop-
erty, 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 fidu-
ciary or personal representative of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the dis-
ability, 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 suc-
cessive 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 \$48,551.45 (Here comply with ORS 93.030.)
However, the true and actual consideration consists of or includes other
property or value given or promised which is part of the consideration,
being payment for real property taxes due and owing.



The undersigned trustee, on July 24, 2001, at the hour of 1:15 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 \$ 48,551.45, 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:

See Exhibit "A" which is made a part hereof by this reference.

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.

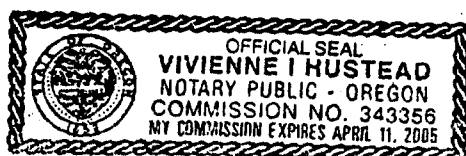
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Neal G. Buchanan
NEAL G. BUCHANAN, Attorney at Law
Successor Trustee

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on July 24, 2001,
by Neal G. Buchanan
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Vivienne I. Hustead
Notary Public for Oregon
My commission expires 4-11-05

EXHIBIT "A" LEGAL DESCRIPTION

Beginning at a point on the Southeasterly line of Lot 14 in Block 76 of BUENA VISTA ADDITION to Klamath Falls, Oregon, which is North 55 degrees 38' East 107 feet from the most Southerly corner of said lot; thence North 55 degrees 38' East 36 feet along the Southeasterly line of said lot; thence North 35 degrees 11' West 66.45 feet; thence South 47 degrees 32' West 11.6 feet; thence South 45 degrees 38' East 1.79 feet; thence South 41 degrees 27' West 29.85 feet; thence South 39 degrees 20' East 56.1 feet to the point of beginning, being a portion of Lot 14, Block 76, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

NE



CERTIFICATE OF NON-MILITARY SERVICE

36545

STATE OF OREGON,

County of Klamath

ss.

THIS IS TO CERTIFY That I am the attorney for the (and the) successor trustee for beneficiary in that certain trust deed in which Ronald E. Norred and Cherry A. Hill, as tenants in common Buchanan, as successor trustee, as grantor, conveyed to AmeriTitle (Neal G. Buchanan, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated March 24, 1999, and signed March 29, 1999, in the mortgage records of said county, in book/reel/volume M99 at page 10993 or as fee/file/instrument/microfilm/reception No. 77085 (indicate which); thereafter a notice of default with respect to said trust deed was recorded March 14, 2001, 1XXX, in book/reel/volume M01 at page 10309 of said mortgage records, or as fee/file/instrument/microfilm/reception No. (indicate which); thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on July 24, 2001, 1XXX; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said 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 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 said trust deed.

Neal G. Buchanan
NEAL G. BUCHANAN

STATE OF OREGON,

County of Klamath

ss.

This instrument was acknowledged before me on July 24, 2001 x10x
by Neal G. Buchanan



Vivienne I. Hustead
Notary Public for Oregon
My commission expires 4-11-05

CERTIFICATE OF NON-MILITARY SERVICE

Re Trust Deed from

Ronald E. Norred and
Cherry A. Hill Grantor

to

AmeriTitle
(Neal G. Buchanan, Trustee
as successor)

AFTER RECORDING RETURN TO

Neal G. Buchanan
435 Oak Ave.
Klamath Falls, OR 97601

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

STATE OF OREGON

County of

ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume on page, or as fee/file/instrument/microfilm/reception No. of the

State of Oregon, County of Klamath
Recorded 07/24/01 at 1:34 p. m.
In Vol. M01 Page 36542
Linda Smith,
County Clerk Fee \$ 36.00