

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.
Attn: Chris Campbell, Manager
628 N. Riverside Avenue, Suite C
Medford, Oregon 97501

mtc 52971
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:	Larry William Caldwell
Trustee:	Aspen Title & Escrow
Beneficiary:	Contimortgage Corporation
Date:	February 1, 2000
Recording Date:	February 7, 2000
Recording Reference:	Vol. M00, Page 3907
County of Recording:	Klamath County

American General Finance Inc., is the now the Beneficiary of the Trust deed pursuant to an assignment recorded in the Klamath County real property records on August 22, 2000 as Vol. M00, Page 30692.

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantors to the Beneficiary. Thereafter, Beneficiary informed

1 - TRUSTEE'S DEED

the Trustee that the obligations were in default and declared default, including an acceleration of all sums due and owing.

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

Recording Date:	February 27, 2001
Recording Reference:	Vol. M01, Page 7632
County of Recording:	Klamath County

The Trustee also served a Trustee's Notice of Sale on all parties entitled thereto under the Act.

Pursuant to the Notice of Default, the Agent for the Trustee on July 20, 2001, at the hour of 1:00 p.m., at the place so fixed for the sale, sold the Property in one parcel at public auction to the Buyer for the sum of \$106,362.40, 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 its successors in interest acquired after the execution of the Trust Deed, in and to the Property which is legally described as follows:

Lot 4, Block 66, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, 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.

///

///

///

///

///

2 - TRUSTEE'S DEED

In construing this deed, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantors 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 24th day of July, 2001, personally appeared the above-named Miles D. Monson, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

Patricia B. Bailie

NOTARY PUBLIC FOR OREGON

My Commission Expires: _____



Clients\108\014\caldwell.trustees.deed

37424

AFTER RECORDING RETURN TO:

Anderson & Monson, P.C.
Park Plaza West - Suite 460
10700 SW Beaverton-Hillsdale Hwy.
Beaverton, Oregon 97005

AFFIDAVIT OF SERVICE RE: NON-MILITARY SERVICE

STATE OF OREGON)
) ss
County of Washington)

THIS IS TO CERTIFY That I am the Successor Trustee in that certain trust deed described as follows:

Grantor:	Larry William Caldwell
Trustee:	Aspen Title & Escrow
Beneficiary:	Contimortgage Corporation
Date:	February 1, 2000
Recording Date:	February 7, 2000
Recording Reference:	Vol. M00, Page 3907
County of Recording:	Klamath County

American General Finance Inc., is the now the Beneficiary of the Trust deed pursuant to an assignment recorded in the Klamath County real property records on August 22, 2000 as Vol. M00, Page 30692.

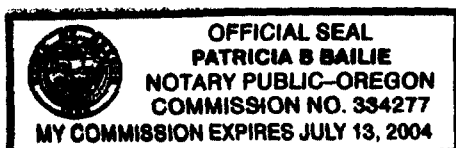
A notice of default with respect to the trust deed was recorded February 27, 2001 in Vol. M01, Page 7632, the mortgage records; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by the trust deed was sold at the trustee's sale on July 20, 2001. I reasonably believe at no time on or after February 27, 2001, 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 1 of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

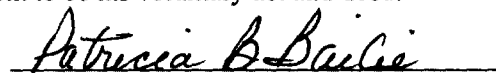
In construing this certificate, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any, named in the trust deed.


Miles D. Monson

STATE OF OREGON,)
) ss.
County of Washington)

On this 24th day of July, 2001, personally appeared the above-named Miles D. Monson, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON

Clients\108\014\caldwell.nonmilitary.aff

State of Oregon, County of Klamath
Recorded 07/27/01 at 11:04 a. m.
In Vol. M01 Page 37421
Linda Smith,
County Clerk Fees \$36.00