

MTL S3401

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

TRUSTEE'S DEED

This Trustee's Deed is executed by Richard T. Anderson, Jr., ("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:

Grantors:	Darrell A. Micka and Phyllis M. Micka - Tenants by the entirety
Trustee:	AmeriTitle
Beneficiary:	American General Finance, Inc.
Date:	October 28, 1998
Recording Date:	October 30, 1998
Recording Reference:	Vol. M98 Page 39912
County of Recording:	Klamath County

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantors 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:	March 23, 2001
Recording Reference:	Vol. M01, Page 11666
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 August 21, 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 \$275,000.00, 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 Grantors had or had the power to convey at the time of Grantors' execution of the Trust Deed, together with any interest which the Grantors or their successors in interest acquired after the execution of the Trust Deed, in and to the Property which is legally described as follows:

See Exhibit "A" which is attached hereto and made a part of this deed.

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.

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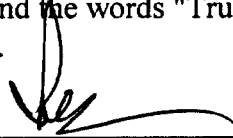
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In construing this deed, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantors as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee"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



TRUSTEE

STATE OF OREGON)
) ss.
 County of Washington)

On this 22nd day of August, 2001, personally appeared the above-named Richard T. Anderson, Jr., Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.


 NOTARY PUBLIC FOR OREGON
 My Commission Expires: _____

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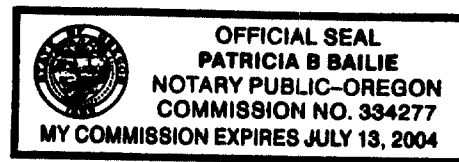


Exhibit "A"

PARCEL 1:

Beginning at the SW corner of NE1/4 SE1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian; thence East 280 feet; thence 20 degrees North of East a distance of 330 feet to the West side of Poe Valley Market Road; thence Northerly along the West side of said Poe Valley Market Road to the West line of said NE1/4 SE1/4, Section 31, Township 40 South, Range 12 East, Willamette Meridian; thence Southerly along the West line of said NE1/4 SE1/4 in said Section, Township and Range to the point of beginning.

PARCEL 2:

The SE1/4 NW1/4, NE1/4 SW1/4, and those portions of the NE1/4 NW1/4, SW1/4 NE1/4 and NW1/4 SE1/4 lying Southwesterly of the County Road. All in Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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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:	Darrell A. Micka and Phyllis M. Micka - Tenants by the entirety
Trustee:	AmeriTitle
Beneficiary:	American General Finance, Inc.
Date:	October 28, 1998
Recording Date:	October 30, 1998
Recording Reference:	Vol. M98 Page 39912
County of Recording:	Klamath County

A notice of default with respect to the trust deed was recorded March 23, 2001 in Vol. M01, Page 11666 in 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 August 21, 2001. I reasonably believe that at no time on or after March 23, 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.

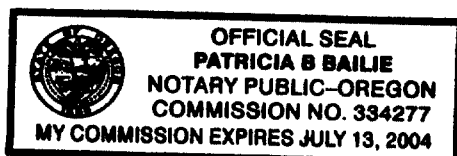
In construing this certificate, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any, named in the trust deed.



Richard T. Anderson, Jr.

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

On this 22nd day of August, 2001, personally appeared the above-named Richard T. Anderson, Jr., Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.





NOTARY PUBLIC FOR OREGON

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State of Oregon, County of Klamath
Recorded 08/23/01 at 3:19 p. m.
In Vol. M01 Page 43096
Linda Smith,
County Clerk Fee\$ 41.00