

TRUSTEE'S NAME:

Joseph E. Kellerman
717 Murphy Road
Medford, Oregon 97504

UNTIL REQUESTED OTHERWISE, SEND
ALL TAX STATEMENTS TO:

Joseph F. & Helen S. Self
1020 Newland Road
Central Point, Oregon 97502

AFTER RECORDING RETURN TO:

RH Joseph E. Kellerman
717 Murphy Road
Medford, Oregon 97504

TRUSTEE'S DEED

THIS INDENTURE, dated September 12th, 2001, between JOSEPH E. KELLERMAN, hereinafter called Trustee, and JOSEPH F. SELF and HELEN S. SELF, hereinafter called the Second Parties; WITNESSETH:

RECITALS: STEVEN EDDY BLACKWELL and REBECCA ANN BLACKWELL, as Grantors, executed and delivered to OREGON TITLE INSURANCE COMPANY, as Trustee, for the benefit of JOSEPH F. SELF and HELEN S. SELF, husband and wife, as Beneficiaries, a certain Trust Deed dated April 11th, 1997, recorded on April 14th, 1997, in the Records of Klamath County, Oregon, Volume No. M97 at Page 11001. In that Trust Deed, the real property therein and hereafter described was conveyed by the Grantors to the Trustee to secure, among other things, the performance of certain obligations of the Grantors to the Beneficiaries. The Grantors 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. On April 10th, 2001 an Appointment of Successor Trustee, appointing Joseph E. Kellerman as Successor Trustee, was recorded in the Records of Klamath County, Oregon, Volume No. M01, at Page 14727.

By reason of the default, the owner and holder of the obligations secured by the Trust Deed, being the Beneficiaries herein named, or the Beneficiaries' successor in interest, declared all sums so secured immediately due and owing. An Amended Notice of Default containing an election to sell the real property and to foreclose the Trust Deed by advertisement and sale to satisfy the asserting Grantors' obligations was recorded on April 23, 2001, in the Records of Klamath County, Oregon, Volume No. M01 at Page 17661, to which reference now is made.

After recording the Amended 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. Notices of Sale as required by ORS 86.745 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. Such Notices of Sale as

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required by ORS 86.745 were mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative 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 if any. Copies of the Notice of Sale as required by ORS 86.745 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). The Trustee published a copy of the Notice Of Sale as required by ORS 86.745 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 20 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 Amended Notice Of Default and Election To Sell, 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) and (1)(c).

The true and actual consideration for this conveyance is \$69,418.08.

The undersigned Trustee, on September 10th, 2001, at the hour of 1:30 o'clock p.m., in accord with the standard of time established by ORS 187.110 which was the day and hour set in the Amended Notice Of Default 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, caused the real property to be sold in one parcel at public auction to the Second Parties for the sum of \$69,418.08, the Second Parties 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 Parties, 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 Parties 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 the Grantors or Grantors' successors in interest acquired after the execution of the Trust Deed in and to the following described real property, to-wit:

The North 101.2 feet of Lot 5, Block 4, SECOND ADDITION TO
ALTAMONT ACRES IN THE County of Klamath, State of
Oregon.
Code 41 MAP 4909-10DC TL 700.

TO HAVE AND TO HOLD the same unto the Second Parties and the Second Parties' 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.

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 WITNESS WHERE, 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.


Joseph E. Kellerman

STATE OF OREGON)
) SS:
COUNTY OF JACKSON)

This instrument was acknowledged before me on September 12th, 2001, by Joseph E. Kellerman.




Notary Public for Oregon

My Commission Expires: 8/29/03

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State of Oregon, County of Klamath
Recorded 09/20/01 at 9:39a m.
In Vol. M01 Page 47756
Linda Smith,
County Clerk Fee \$ 31.00