

After recording, return to:
 ROBERT A. SMEJKAL
 696 Country Club Road
 Eugene, OR 97401

Trustee's Name & Address:
 ROBERT A. SMEJKAL
 PO Box 654
 Eugene, OR 97440

Second Party's Name & Address:
 JAMES B. AHN and KYUNG H. AHN
 c/o Advanced Investment Corp.
 321 Goodpasture Island Road
 Eugene, OR 97401

Until a change is requested, send tax statements to:
 JAMES B. AHN and KYUNG H. AHN
 c/o Advanced Investment Corp.
 321 Goodpasture Island Road
 Eugene, OR 97401

TRUSTEE'S DEED

THIS INDENTURE, made this 8th day of November, 2001, between ROBERT A. SMEJKAL, Attorney at Law, hereinafter called Trustee, and JAMES B. AHN and KYUNG H. AHN, husband and wife, hereinafter called Second Party:

RECITALS:

LINDA R. DePUE, as Grantor, executed and delivered to ROBERT A. SMEJKAL, Attorney at Law, as Trustee, for the benefit of JAMES B. AHN and KYUNG H. AHN, husband and wife, as Beneficiary, a certain Trust Deed dated May 21, 1999, recorded May 27, 1999, in the Official Records of Klamath County, Oregon, in Volume M99, at Page 21153.

In the Trust Deed, the real property therein, and hereinafter described, was conveyed by Grantor to Trustee to secure, among other things, the performance of certain obligations of the Grantor to the Beneficiary. The Grantor thereafter defaulted in the 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 containing 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 January 2, 2001, in the Official Records of Klamath County, Oregon, in Volume M01, at Page 104.

After recording the Notice of Default, the undersigned Trustee gave notice of the time for and place of the 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 7D(2) and 7D(3), or mailed by both first class and certified mail with return receipt requested, to the last known address of the persons or their legal representatives, if any, named in ORS 86.740(1), at least 120 days before the date the property was sold. 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 7D(2) and 7D(3) at least 120 days before the date the property was sold pursuant to ORS 86.750(1). The foreclosure proceedings were stayed and released from the stay as more particularly set forth in the Amended Trustee's Notice of Sale in the form required by ORS 86.755(6) and copies were mailed by certified mail to the last known addresses of those persons listed in ORS 86.740 and ORS 86.750(1) and to the address provided by each person who was present at the time and place set for each sale which was stayed within 30 days after the release from 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 consecutive weeks. The last publication of the Notice occurred more than 20 days prior to the date of the 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 true and actual consideration for this conveyance is \$137,253.00.

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 undersigned Trustee, on November 8, 2001, at the hour of 11:00 a.m. in accord with the standard of time established by ORS 187.110, and at the place so fixed for the 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 \$137,253.00, 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 of which is acknowledged, and by 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 acquired after the execution of the Trust Deed in and to the following property:

Parcel 1: Lots 2, 3, 4, all of Lot 5, LESS the West 8 feet, in Block 42, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lots 9, 10, 11, 12 and 13 in Block 42 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with the Westerly 8 feet of the alley adjacent to said lots. ALSO the Easterly 8 feet of the vacated alley in said Block 42 adjacent to Lot 5 of said Block. EXCEPTING therefrom that portion lying and being Northwesterly of a line 50 feet Southeasterly of and parallel to the present relocated center line of the Dalles-California Highway.

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; and "Beneficiary" includes any successor in interest of the Beneficiary first named above.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document.

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 8th day of November, 2001.

Robert A. Smejkal
ROBERT A. SMEJKAL, Trustee

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on November 8, 2001, by Robert A. Smejkal.



Annette Kayser
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3/19/03