

'02 SEP 10 AM 8:34

Vol M02 Page 51125

State of Oregon, County of Klamath
Recorded 09/10/2002 8:34 a.m.
Vol M02, Pg 51125-30
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 6

GRANTOR:

David B. Paradis
BROPY, MILLS, SCHMOR,
GERKING & BROPY, LLP
P.O. Box 128
Medford, OR 97501

GRANTEE:

Oral L. Bell and Helen Bell, Trustees of the
Bell Master Collaborative Trust Dated
March 9, 2000
P.O. Box 1203
Medford, OR 97501

Until a change is requested, all tax
statements shall be sent to the
following address:

Oral L. Bell and Helen Bell, Trustees of the Bell
Master Collaborative Trust Dated March 9, 2000
P.O. Box 1203
Medford, OR 97501

After recording, return to:

Lee A. Mills
BROPY, MILLS, SCHMOR,
GERKING & BROPY, LLP
P.O. Box 128
Medford, Oregon 97501

TRUSTEE'S DEED

THIS INDENTURE, Made this 4th day of September, 2002, between DAVID B. PARADIS, hereinafter called Trustee, and ORAL L. BELL AND HELEN BELL, TRUSTEES OF THE BELL MASTER COLLABORATIVE TRUST DATED MARCH 9, 2000, hereinafter called the second party;

The true and actual consideration paid for this transfer is \$102,000.

WITNESSETH:

RECITALS:

JERROLD B. JOHNSON and CAMILLE A. JOHNSON as Grantor, executed and delivered to ASPEN TITLE & ESCROW, INC., as Trustee for the benefit of ORAL L. BELL AND HELEN

TRUSTEE'S DEED - 1

BELL, TRUSTEES OF THE BELL MASTER COLLABORATIVE TRUST DATED MARCH 9, 2000, as Beneficiary, a certain Trust Deed dated October 13, 2000, recorded October 16, 2000, in Vol. M00, Page 37712, Official Records of Klamath County, Oregon. In said Trust Deed, the real property therein and hereinafter described was conveyed by said Grantor to said Trustee to secure, among other things, the performance of certain obligations of the Grantor to the said Beneficiary. The said Grantor thereafter defaulted in her performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his successor-in-interest, declared all sums so secured immediately due and owing; a Notice of Default, containing an election to sell the said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County on March 29, 2002, in Volume M02, Page 18494-96, to which reference now is made.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by him and as required by law; copies of the Trustee's 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) and (2)(a), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor 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. The occupants of the property, Jerrold B. Johnson and Camille A. Johnson conveyed all of their interest in the property to Grantee by separate Non-Merger Deed executed on August 23, 2002, and recorded on said date in Volume M02, Page 47663, Official Records of Klamath County, Oregon. 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 address 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. Further, the Trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded on or before the date of sale in the official records of said county, said affidavits and proofs, together with the said Notice of Default and election to sell and the Trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. The undersigned Trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or

claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to said Notice of Sale, the undersigned Trustee on August 23, 2002, at the hour of 3:00 p.m., of said day, in accord with the standard of time established by ORS 187.110, which was the day and hour and hour to which the sale was continued after the Trustee's representative appeared at the time set forth in the Notice of Sale and at the place so fixed for sale, as aforesaid, and continued the sale, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said Trust Deed, sold said real property in one parcel at public auction to the said second party for the sum of \$102,000.00, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$102,000.00.

NOW, THEREFORE, in consideration of the said sum so paid by the second party, the receipt whereof is acknowledged, and by the authority vested in said Trustee by the laws of the State of Oregon and by said 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 said Trust Deed, together with any interest the said Grantor or his successors in interest acquired after the execution of said Trust Deed in and to the following described real property, to-wit:

Lots 23, 24 and 25, Block 91, Klamath Falls Forest Estates Highway 66 Unit,
Plat No. 4, in the County of Klamath, State of Oregon.

Code 114	Map 3711-22AO	TL	2800
Code 36	Map 3711-22AO	TL	2900 & 3000

TO HAVE AND TO HOLD the same unto the second party, their heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "Grantor" includes any successor in interest to the Grantor as well as each and all other persons owing an obligation, the performance of which is secured by said Trust Deed; the word "Trustee" includes any successor trustee, the word "Beneficiary" includes any successor in interest of the Beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand;

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

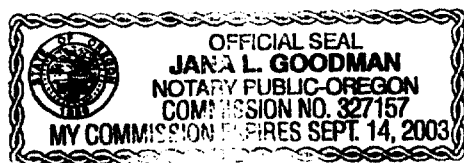
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

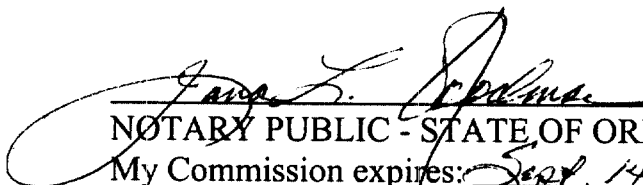


David B. Paradis

STATE OF OREGON)
 : ss.
County of Jackson)

The foregoing instrument was acknowledged before me this 22 day of September, 2002, by David B. Paradis.




NOTARY PUBLIC - STATE OF OREGON
My Commission expires: Sept. 14, 2003.

GRANTOR: Jerrold B. Johnson and Camille A. Johnson

BENEFICIARY: Oral L. and Helen Bell, Trustees of the Bell's Master Collaborative Trust
Dated March 9, 1994

Deed of Trust dated October 13, 2000, and recorded on October 16, 2000, in Volume M00, Page 37712, of the Official Records of Klamath County, Oregon.

CERTIFICATE REGARDING MILITARY SERVICE

STATE OF OREGON)
 : ss.
County of Jackson)

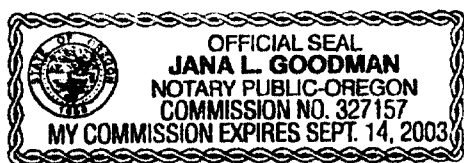
THIS IS TO CERTIFY that I am attorney for the Successor Trustee in that Trust Deed in which JERROLD B. JOHNSON and CAMILLE A. JOHNSON conveyed to ASPEN TITLE AND ESCROW, INC., as Trustee, real property in Klamath County, Oregon; the Trust Deed was dated October 13, 2000, and recorded on October 16, 2000, in Volume M00, Page 37712, of the Official Records of Klamath County, Oregon; thereafter a Notice of Default with respect to said Trust Deed was recorded on March 29, 2002, in Volume M02, Page 18494-96, of the Official Records of Klamath County, Oregon; 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 August 23, 2002; I reasonably believe that Mr. Jerrold B. Johnson was in the military service during the time period immediately preceding the day of said sale and continues to be in the military service. However, Mr. Jerrold B. Johnson signed the Note and Trust Deed while he was in the military service. Pursuant to 50 USCS §517(B) and because the Note and Trust Deed were signed

during or after the period of military service of the person concerned, the "Soldiers' and Sailors' Civil Relief Act of 1940" does not apply as a bar to this foreclosure proceeding.

Lee A. Mills
Lee A. Mills, OSB #75262

Personally appeared the above named Lee A. Mills, who subscribed and swore to the foregoing certificate and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 4th day of September, 2002.



Jana L. Goodman
NOTARY PUBLIC - STATE OF OREGON
My Commission expires: Sept. 14, 2003.

After recording, return to:

Lee A. Mills, OSB #75262
BROPHY, MILLS, SCHMOR
GERKING & BROPHY, LLP
P. O. Box 128
Medford, OR 97501