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Vol M02 Page 51986

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

H&L Services, Inc., Trustee
1111 Third Avenue, #3400
Seattle, WA 98101

State of Oregon, County of Klamath
Recorded 09/12/2002 2:34 P. m.
Vol M02, Pg 51986-88
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

SALAS
93531-930482

N-58190 **TRUSTEE'S DEED**

THIS INDENTURE, made this 30th day of August, 2002, between Cory B. Zion, Successor Trustee, and Washington Mutual Bank, hereinafter called the second party;

WITNESSETH:

RECITALS:

JOHN EDWARD SALAS, as grantor, executed and delivered to ASPEN TITLE, AN OREGON CORPORATION, as trustee, for the benefit of WASHINGTON MUTUAL BANK, as beneficiary, a certain trust deed dated MAY 7, 1997, duly recorded on MAY 8, 1997, in the mortgage records of Klamath County, Oregon, as Fee No. INSTRUMENT NO. 37342, VOLUME M97, PAGE 14083. In the trust deed the real property therein and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in grantor's 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 beneficiary's 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 the trust deed by advertisement and sale to satisfy grantor's obligations was recorded in the mortgage records of Klamath County, Oregon, on March 20, 2002, in Volume M02, Page 16360, to which reference now is made.

After the recording of the notice of default, as aforesaid, 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; 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 Notice of Sale was 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). 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 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 successive weeks; the last publication of the notice of sale occurred more than twenty days prior to the date of such sale. The mailing, service and publication of the notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the above county, the affidavits and proofs, together with the 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 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 the notice of sale, the undersigned trustee on AUGUST 2, 2002, at the hour of 10:00 o'clock a.m., A.M., of that day, in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$79,000.00, the second party being the highest and best bidder at such sale and the sum being the highest and best sum bid for said property.

The true and actual consideration paid for this transfer is the sum of \$79,000.00.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said 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 in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

THE NORTHERLY ONE-HALF OF LOTS 4 AND 5, BLOCK 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

THE PROPERTY INCLUDES A 1997 28X56 MOBILE HOME, MANUFACTURER GUERDON, MODEL S7-56541, SERIAL NO. GDSTOR159718988. THE MOBILE HOME SHALL BE PERMANENTLY AFFIXED TO THE REAL ESTATE AND NOT SEVERED OR REMOVED WITHOUT PRIOR WRITTEN CONSENT OF THE BENEFICIARY. TOGETHER WITH ALL PERSONAL PROPERTY, WHICH IS NOW OR MAY HEREAFTER BE ATTACHED TO, LOCATED IN OR USED OR INTENDED TO BE USED IN CONNECTION THEREWITH (COLLECTIVELY 'THE PROPERTY').

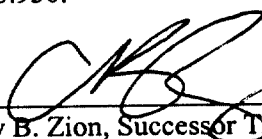
The property is more commonly known as: 310 JEFFERSON STREET
KLAMATH FALLS, OR 97601.

TO HAVE AND TO HOLD the same unto the second party, 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; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons person owing an obligation, the performance of which is secured by the trust deed; the word "trustee" includes any successor trustee, and the word "beneficiary" include any successor 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 executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

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.


Cory B. Zion, Successor Trustee

STATE OF WASHINGTON)
) ss
 COUNTY OF KING)

This instrument was acknowledged before Cory B. Zion, Successor Trustee on the 30th day of August, 2002.

JEFFREY M. FRAZIER
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 DECEMBER 19, 2003

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Jeffrey M. Frazier
 Jeffrey M. Frazier
 Notary Public in and for the State of Washington
 My Commission Expires: 12-19-03