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E. Al Lushenko, c/o Gaydos Churnside &
Balthrop, PC
440 E. Broadway, Suite 300
Eugene, OR 97401

Trustee's Name and Address

KeyBank, NA
66 S. Pearl St., 1st Floor
Albany, NY 12207

Second Party's Name and Address

After recording, return to:

KeyBank, NA
c/o Gaydos, Churnside & Balthrop, PC
440 E. Broadway, Suite 300
Eugene, OR 97401

Send all tax statements to:

Mary Ali/OH-01-02-0725
KeyBank - Portfolio Accounting
800 Superior Avenue, 7th Floor
Cleveland, OH 44114

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State of Oregon, County of Klamath

Recorded 01/10/2003 3:03 P m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

K59857

TRUSTEE'S DEED

THIS INDENTURE, Made this 8th day of January, 2003, between E. Al Lushenko, hereinafter called trustee, and KeyBank, NA, hereinafter called the second party;

WITNESSETH:

RECITALS: MARK T. ANGULO and BECKIE L. ANGULO, as grantor, executed and delivered to ASPEN TITLE & ESCROW, as trustee, for the benefit of KEYBANK, NA, as beneficiary, a certain trust deed dated September 26, 2000, recorded September 27, 2000, in the Records of Klamath County, Oregon, in volume No. M00 at page 35248. In that 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 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 9, 2002 the Beneficiary's appointment of Successor Trustee was recorded in Volume M02, page 24926 in the records of Klamath County, Oregon, naming E. Al Lushenko as Successor Trustee for purposes of said trust deed.

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 on April 29, 2002, in the Records of Klamath County, in volume No. M02 at page 24927, to which reference now is made.

Along with the 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. Copies of the notice of sale 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. A copy of the notice of sale was 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. 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 7 D. (2) and 7 D. (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 addresses 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. 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 occurred more than twenty days 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 undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a junior lien on or interest in the real property, entitled to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$72,250.

The undersigned trustee, on October 7, 2002 at the hour of 2:00 o'clock, p.m., in accord with the standard of time established by ORS 187.110, 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, sold the real property in one parcel at public auction to the second party for the sum of \$72,250, 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 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 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:

A PORTION OF LOTS 15 AND 16, BLOCK 30, FIFTH ADDITION TO KLAMATH RIVER ACRES IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS DEFINED BY LOT LINE ADJUSTMENT 2-92, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE EASTERLY LINE OF LOTS 15 SOUTH 00 DEGREES 05'24" WEST 108 FEET; THENCE SOUTH 75 DEGREES 53'56" WEST 179.48 FEET TO A POINT ON THE WESTERLY LINE OF LOT 16; THENCE NORTH 00 DEGREES 05'24" EAST 152 FEET TO THE NORTHWEST CORNER OF LOT 15; THENCE SOUTH 89 DEGREES 54' 36" EAST 174 FEET TO THE POINT OF BEGINNING.

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; "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.

K26.

IN WITNESS WHEREOF, 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

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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.

AR AL
E. Al Lushenko , Trustee

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on January 8, 2003, ~~2002~~, by E. Al Lushenko as Trustee.

Mia Nelson
Notary Public for Oregon
My commission expires: 6/16/03

