

MTL 58308

TRUSTEE'S DEED

Jack Davis, the duly appointed successor Trustee in that certain Trust Deed dated June 18, 1996, and recorded in the Official Records of Klamath County, Oregon in Volume M96, Page 19067, on June 26, 1996, hereby conveys unto Vernon G. Ludwig and Ofelia Ludwig all that real property situated within Klamath County, Oregon and described as:

The North 130 feet of Lot 25, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This conveyance is made pursuant to the terms of the above Trust Deed and results from the default of Grantors in satisfying the payment obligations set forth in the accompanying Promissory Note. A Notice of Default was recorded in the Official Records of Klamath County, Oregon on September 17, 2002, in Volume M02, page 52967. Notice of Sale was duly published in the Herald & News and copies were delivered to all interested parties as provided by law. At the date, time, and place established in the Notices of Default and Sale, the undersigned conducted an auction sale of the subject real property pursuant to the terms of the subject Trust Deed. The high bid was received from the Grantee herein in the sum of \$42,957.45 and receipt of said sum is hereby acknowledged.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 18th day of February, 2003..

STATE OF OREGON)
)
County of Jackson)

JACK DAVIS, Trustee

State of Oregon, County of Klamath
Recorded 02/21/2003 10:51 a m.
Vol M03 Pg 10561
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Personally appeared the above-named Jack Davis and acknowledged the foregoing instrument to be a voluntary act. Before me:

Joan Christopher
Notary Public for Oregon
My Commission Expires: 9/17/06

Mail Tax Statements to:

757 Emory Street, PMB 185
Imperial Beach, CA 91932

After Recording Return to:

LAW OFFICES OF
DAVIS, GILSTRAP, HEARN, SHAW, SALADOFF & SMITH
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

Trustee's Deed -1-

