

The trustee has no actual notice of any person, other than the persons identified in the affidavit(s) and proof(s) of mailing and/or service, having or claiming any lien on or interest in the Property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to the Notice of Trustee's Sale, one or more due public proclamations of the sale's postponement and/or an Amended Notice of Trustee's Sale, the trustee — on 10/31/03, at 10:00 a.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 said trustee by the trust deed — sold the Property in one parcel at public auction to the Roosevelt School Children's Trust, Trust #82-1210002 Trustee Je Batzer for the sum of \$83,653.00, Roosevelt School Children's Trust, Trust #82-1210002 Trustee Je Batzer being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$83,653.00

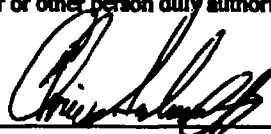
NOW, THEREFORE, in consideration of the sum of \$83,653.00 paid by Roosevelt School Children's Trust, Trust #82-1210002 Trustee Je Batzer in cash, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey Roosevelt School Children's Trust, Trust #82-1210002 Trustee Je Batzer all interest 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 Property, which is legally described as follows:

Lot 17 in Block 37 of Hot Springs Addition of the City of Klamath Falls, Oregon, except a portion of the Southeast corner of said Lot 17 described as follows: Beginning at the Southeast corner of said Lot 17, thence Southwest along the Southeasterly line of said Lot 50 feet; thence Northwest at right angles 25 feet; thence Northwest parallel to said Southeasterly line of Lot 50 feet; thence Southeast along the Northeasterly line of said Lot 25 feet to the Place of Beginning.

Commonly known as: 821 Eldorado Avenue, Klamath Falls, OR 97601

This conveyance is made without representations or warranties of any kind. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

IN WITNESS WHEREOF, the undersigned trustee has 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.



Northwest Trustee Services, PLLC*, Trustee

*Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Chris Ashcraft is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an Associate Manager of Northwest Trustee Services, PLLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 4, 2003

KEN L. PATNER
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 1-30-06

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires January 30, 2006

THIS INSTRUMENT WILL NOT ALLOW USE OF PROPERTY DESCRIBED HEREIN 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 VERIFIED APPROVED USES.