

04 MAY 13 PM 3:24

WTC-63558

Vol M04 Page 29656

State of Oregon, County of Klamath
Recorded 05/13/2004 3:24 p m
Vol M04 Pg 29656 -57
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

TRUSTEE'S DEED

Jack Davis, the duly appointed successor Trustee in that certain Trust Deed dated August 1, 1995, and recorded in the Official Records of Klamath County, Oregon in Volume M95, Page 21045 on August 8, 1995, hereby conveys unto Vernon G. Ludwig and Ofelia Ludwig, husband and wife, all that real property situated within Klamath County, Oregon and described as:

Lot 13 in Block 5 of Tract No. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND.

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 December 11, 2003, in Volume M03, Page 90397. 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 \$22,173.12 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 11th day of May, 2004.



JACK DAVIS, Trustee

Mail Tax Statements to:

1267 5th Street
Imperial Beach CA 91932

After Recording Return To:

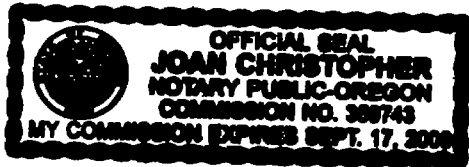
LAW OFFICES OF
DAVIS, GILSTRAP, HEARN, SHAW, SALADOFF & SMITH
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97820
(541) 482-3111 FAX (541) 488-4455

Trustee's Deed -1-

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STATE OF OREGON)
) §
County of Jackson)

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