

05 FEB 03 AM 11:56

Vol M05 Page 07884

AFTER RECORDING, RETURN TO:
DOUGLAS R. WILKINSON
THORP, PURDY, JEWETT ET AL
1011 HARLOW ROAD, SUITE 300
SPRINGFIELD, OR 97477

State of Oregon, County of Klamath
Recorded 02/03/05 11:56 a m
Vol M05 Pg 07884-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SEND TAX STATEMENTS TO:
Gaylord and Robyn Carter
350 N. 66th Street
Springfield, OR 97478

TRUSTEE'S DEED

TRUE CONSIDERATION: Cancellation of Debt

Douglas R. Wilkinson, Successor Trustee, and Gaylord and Robyn Carter, husband and wife, Second Party:

WITNESSETH:

RECITALS:

Rodney Land and Helen Land, husband and wife, Grantor, executed and delivered to Aspen Title Company, Trustee, for the benefit of Gaylord M. Carter and Robyn A. Carter, husband and wife, Beneficiary, a certain Deed of Trust dated September 25, 1985 and recorded on October 25, 1985 in Volume M85, Page 17398, Reception 54775, Mortgage Records of Klamath County, Oregon. In said trust deed the subject real property was conveyed by Grantor to Trustee to secure, among other things, the performance of certain obligations of Grantor to Beneficiary. Grantor thereafter defaulted in their performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said trust deed declared all sums so secured immediately due and owing. Thereafter a notice of default, containing an election to sell said real property and to foreclose said trust deed by advertisement and sale to satisfy Grantor's obligations was recorded in the Official Records of Klamath County on September 14, 2004, Vol. M04 Pg 61096-97.

After recording said notice of default the undersigned successor trustee gave notice of the time and place of sale of said real property as fixed by him and as allowed and required by law; copies of the Trustee's Notice of Default and Election to Sell were mailed by both first class and certified mail with return receipt requested, to the last-known address of the persons or their legal representatives named in ORS 86.740. There were no occupants to said property. Further, Trustee published a copy of said notice of sale in a newspaper of general circulation in the county in which the real property is situated once a week for four consecutive weeks; the last publication of said notice occurred more than 20 days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by affidavits recorded prior to the date of sale in the Official Records of said county. Said affidavits, together with said Notice of Default and Election to Sell being now referred to and incorporated herein as though fully set forth. The undersigned Trustee has no actual notice of any person, other than the persons named in said affidavits as having or claiming a lien on or interest in said real property, entitled to notice pursuant to ORS 86.740(1)(b) and (1)(c).

Pursuant to said notice of sale, the undersigned Trustee on January 20, 2005 at 10:00 a.m., in accordance with 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 him by said trust deed, caused to be sold said real property in one parcel at public auction to Second Party for the sum of \$100,000, it being the highest and best bidder at

such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the cancellation of debt.

NOW, THEREFORE, for the consideration mentioned above, and by the authority vested in Trustee by the laws of the State of Oregon and by said trust deed, Trustee does hereby convey unto Second Party all interest which Grantor had or had the power to convey at the time of Grantor's execution of said trust deed, together with any interest Grantor or Grantor's successor in interest acquired after the execution of said trust deed in and to the following described real property:

All that portion of the SE 1/4 of Section 1, Township 32 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying West of the West right of way line of the Central Pacific Railway Company right of way, said West line being parallel to and distant 550 feet Westerly from the center line of said company's railway measured at right angles thereto.

The street address of the property is not known.

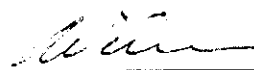
TO HAVE AND TO HOLD the same unto Second Party, its heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the word "Grantor" includes any successor in interest to the Grantor as well as each and all persons owing an obligation, the performance of which is secured by said trust deed; the word "Trustee" includes any successor trustee; "Beneficiary" includes any successor in interest of the beneficiary first named above; and the word "Person" includes any corporation and any other legal or commercial entity.

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.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand.

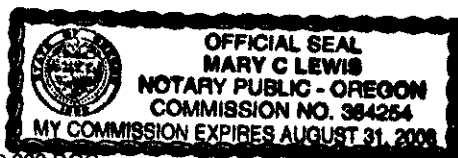
DATED: ^{February}~~January~~ 1, 2005.



Douglas R. Wilkinson, Successor Trustee

STATE OF OREGON)
)ss.
County of Lane)

This instrument was acknowledged before me this 1 day of ^{February}~~January~~, 2005 by Douglas R. Wilkinson, Successor Trustee.



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Notary Public for Oregon
My commission Expires: 8-31-08