

MTT- 68478

State Of Oregon, County Of Klamath

M05-61425

08/08/2005 02:48:25 PM

Of Pages 4 Fee: \$36.00

AFTER RECORDING RETURN TO:

Tony and Tory Nieto
34 S. Foothills
Medford, Oregon 97504

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

Tony and Tory Nieto
34 S. Foothills
Medford, Oregon 97504

TRUSTEE'S DEED

This Trustee's Deed is executed by Miles D. Monson ("Trustee") and delivered to Tony Nieto and Tory Nieto ("Buyer").

CONSIDERATION: \$66,001.00

RECITALS

Reference is made to that certain trust deed ("Trust Deed"), the original parties and other information of which are as follows:

Grantor:	Michael J. Bevins
Trustee:	Lucy E. Kivel, Esq.
Beneficiary:	TMS Mortgage, Inc., dba The Money Store
Date:	March 23, 2000
Recording Date:	March 28, 2000
Recording Reference:	Vol. M00, Page 9997
County of Recording:	Klamath County

MorEquity, Inc., is the successor Beneficiary pursuant to an Assignment of Deed of Trust recorded in the Klamath County Records on May 19, 2003 in Vol. M03, Page 33470 ("Beneficiary").

30.00

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantors to the Beneficiary. Thereafter, Beneficiary informed the Trustee that the obligations were in default and declared default, including an acceleration of all sums due and owing.

Pursuant to the Oregon Trust Deed Act, (the "Act") the Trustee recorded a Notice of Default and Election to Sell as follows:

Recording Date:	March 11, 2005
Recording Reference:	Vol M05 Pg 16376-79
County of Recording:	Klamath County

The Trustee also served a Trustee's Notice of Sale on all parties entitled thereto under the Act.

Pursuant to the Notice of Default, the Agent for the Trustee on August 3, 2005 at the hour of 1:00 p.m., at the place so fixed for the sale, conducted the sale and the Trustee sold the Property in one parcel at public auction to the Buyer for the sum of \$66,001.00, which sum was the highest and best bid at the sale and the true and actual consideration paid for this transfer.

CONVEYANCE

Trustee conveys to Buyer 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 which the Grantor or his successors in interest acquired after the execution of the Trust Deed, in and to the Property which is legally described as follows:

See Exhibit "A" attached hereto

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.

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In construing this deed, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Miles D. Monson

TRUSTEE

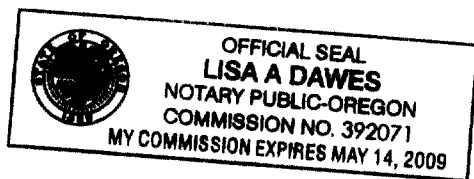
STATE OF OREGON)
) ss.
County of Washington)

On this 5th day of August, 2005, personally appeared the above-named Miles D. Monson, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

Lisa A. Dawes

NOTARY PUBLIC FOR OREGON

My Commission Expires: 05/14/09



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EXHIBIT "A"

All that portion of Lot 15, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is on the Northeasterly line of the Alameda South 54 degrees 52' East 48.7 feet from the extreme Southeasterly corner of Lot 14, Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Northeasterly line of the Alameda on the arc of a 3 degree 55' curve 48.7 feet; thence Northeasterly perpendicular to the said Northeasterly line of the Alameda and to the tangent to the said curve at this point 150.4 feet; thence Northwesterly along the Southwesterly line of the alley through Block 42 of said Hot Springs Addition 43.4 feet; thence Southwesterly along the Southeasterly line of that property deeded to H. A. Cole et ux., on June 18, 1926, 150.4 feet to the point of beginning.

CODE 1 MAP 3809-28CD TL 6200