

AFTER RECORDING RETURN TO:

SEND TAX STATEMENTS TO:

M06-03655

Klamath County, Oregon

02/28/2006 10:11:41 AM

Pages 3 Fee: \$31.00

o/c
Pl: Todd Goebel
PO Box 695
Klamath Falls, OR 97601

Todd Goebel
PO Box 695
Klamath Falls, OR 97601

TRUSTEE'S DEED

This Trustee's Deed is executed by Gary L. Blacklidge ("Trustee") and delivered to Todd Goebel ("Buyer").

RECITALS

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

Grantor: KEVIN CHARLES PELLETIER, SR. and ANNETTE
 ROXANNE PELLETIER
Trustee: WILLIAM L. SISEMORE
Beneficiary: KLAMATH FIRST FEDERAL SAVINGS AND LOAN
 ASSOCIATION
Date: February 16, 1996
Recording Date: February 20, 1996
Recording Reference: Vol. M96 Page 4696
County of Recording: Klamath

Sterling Savings Bank is the successor beneficiary by merger with Klamath First Federal Savings and Loan Association.

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantor 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.

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

Recording Date: September 15, 2005
Recording Reference: M05-64342
County of Recording: Klamath

The Trustee served a Trustee's Notice of Sale on all parties entitled thereto under the Act. The Trustee hereby certifies that any valid requests for information under ORS 86.757 have been responded to within the time prescribed by statute.

Pursuant to the Notice of Default, the Trustee on February 10, 2006 at the hour of 2:00 P.M. at the place so fixed for the sale, sold the Property in one parcel at public auction to the Buyer for the sum of \$30,930.00, 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:

Lots 52 and 53 of PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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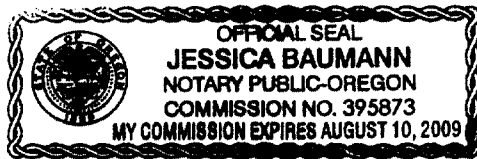
In construing this notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective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




TRUSTEE

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on February 16, 2006 by Gary L. Blacklidge.





NOTARY PUBLIC FOR OREGON

6011-8\O Trustees Deed.wpd