

**M06-10090**

Klamath County, Oregon

05/18/2006 03:48:54 PM

Pages 4 Fee: \$36.00

After Recording Return to:  
California Union Properties  
1562 Tully Road, Suite A  
Modesto, CA 95350

1<sup>st</sup> - 827083

**TRUSTEE'S DEED**

THIS INDENTURE, Made this 15th day of May, 2006, between Kelly D. Sutherland, hereinafter called trustee, and California Union Properties, hereinafter called the second party;

**WITNESSETH:**

RECITALS: Larry L. Pritchett and Betty J. Pritchett, as grantor, executed and delivered to First American Title Insurance Co., as trustee, for the benefit of Cendant Mortgage Corporation, as beneficiary, a certain trust deed dated January 21, 1999, duly recorded on January 25, 1999, in the mortgage records of Klamath County, Oregon, in Volume M99 at Page 2548. In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his 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, being the beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on November 15, 2005, in Volume M05, at Page 69143, thereof.

SEND FUTURE TAX STATEMENTS TO:  
California Union Properties  
1562 Tully Road, Suite A  
Modesto, CA 95350

CONSIDERATION AMOUNT: \$170,000.00

36-F

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by him and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D(2) and 7D(3) or mailed by both first class and certified mail with return receipt requested, to the last known address of the persons or their legal representative, if any, named in ORS 86.740(1) and (2)(a), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.740(1), promptly after the trustee received knowledge of the disability, insanity or death of any such persons; the Notice of Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D(2) and 7d(3) at least 120 days before the date the property was sold, pursuant to 86.750(1). If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs, together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c). The Trustee hereby certifies that any valid requests for information under ORS 86.757 have been responded to within the time allowed by statute

Pursuant to said notice of sale, the undersigned trustee on May 12, 2006 at the hour of 11:00 AM, of said day, in accord with the standard of time established by ORS 187.110 (which was the day and hour to which said sale was postponed as permitted by ORS 86.775(2) (which was the day and hour set in the amended Notice of Sale) and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said trust deed, sold real property in one parcel at public auction to the said second party for the sum of \$170,000.00, he 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 sum of \$170,000.00.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the trustee does hereby convey unto the second party all interest which the grantor has or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

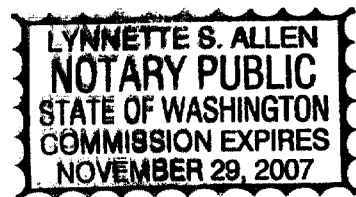
Commonly known as: 1255 Bronco Lane, Chiloquin, OR 97624

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

By:

STATE OF WASHINGTON               )  
  ) SS.  
County of Clark                     )

Notary Public for Washington  
My Commission Expires: \_\_\_\_\_



### Exhibit "A"

A parcel of land situated in the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East-West center line of the NE  $\frac{1}{4}$  from which a 5/8" rebar with aluminum cap marking the Center-North one-sixteenth corner of Section 15, bears South 89°25'20" West 484.01 feet; thence North 89°25'20" East 1066.42 feet, along the South boundary of "Woodland Park" to a 5/8" rebar; thence South 777.34 feet to a 5/8" rebar on the center line of a 60 foot private roadway easement; thence along the center line of said roadway easement as follows: along the arc of a 458.60 foot radius curve to the left 219.49 feet; thence North 78°36'26" West 436.87 feet; thence North 75°35'04" West 131.21 feet; thence along the arc of a 262.74 foot radius curve to the left 201.07 feet; thence South 60°34'09" West 137.38 feet to a 5/8" rebar; thence leaving said roadway easement North 648.53 feet to the point of beginning.