

RECORD AND RETURN TO:

Michael L. Loft

Witherspoon, Kelley, Davenport & Toole, P.S.

422 W. Riverside, #1100

Spokane WA 99201

TRUSTEE'S DEED

MICHAEL L. LOFT ("Trustee"), as successor Trustee under that Deed of Trust, as herein particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to the FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Grantee"), that real property, situated in the County of Klamath, State of Oregon, described as follows:

Lots 7 and 8 in Block 8, SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Tax Parcel Nos. 221673 and 221682,

commonly known as 527 South 2nd St., Chiloquin, Oregon (hereinafter the "Property").

1. This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated August 18, 1999, recorded August 23, 1999 under Volume M99, Page 33827, records of Klamath County, Oregon, from Robert Loper, as Grantor, to William L. Sisemore, Trustee, to secure an obligation in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, whose successor-in-interest is Sterling Savings Bank.

2. Said Deed of Trust was executed to secure the payment of a Promissory Note in the sum of \$36,500.00, with interest thereon, according to the terms thereof, in favor of Sterling Savings Bank, as successor-in-interest to Klamath First Federal Savings and Loan Association, and to secure any other sums of money which might become due and payable under the terms of the Note.

3. Default having occurred in the obligations secured and/or covenants of the Grantor under the Deed of Trust, which, by the terms of the Deed of Trust, make operative the power to sell, a Notice of Default was transmitted to the Grantor, or his successor in interest, in accordance with law. Said Notice of Default was recorded as Instrument No. M05-69844, Records of Klamath County, Oregon.

4. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed a Notice of Trustee's Sale and, on December 20, 2005, recorded said Notice of Trustee's Sale in the office of the Auditor of Klamath County, Oregon, under Instrument No. M05-71419.


5. The Trustee gave notice of the time and place of the sale of said property by both first-class and certified mail, and by publishing the same in a newspaper of general circulation in each of the counties in which the property is situated once a week for four consecutive weeks, as more fully appears in affidavits recorded prior to the date of sale as Instrument Nos. M06-03633 and M06-03634, respectively, Records of Klamath County, Oregon.

6. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Title 9, Chapter 86, Oregon Revised Code.

7. The defaults specified in the Notice of Trustee's Sale not having been cured, and said obligation secured by the Deed of Trust remaining unpaid, on April 19, 2006, the Trustee then and there sold at public auction to the Grantee, the highest bidder therefor, the Property herein above described, for the sum of \$43,406.10 by the satisfaction in full of the obligation then secured by said Deed of Trust.

8. This conveyance shall not be a merger of title as to Grantor. Title conveyed hereby is not intended to merge with any other interest, mortgage interest, or equitable title of Grantee.

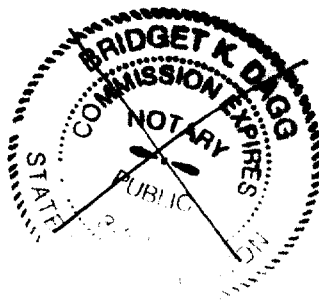
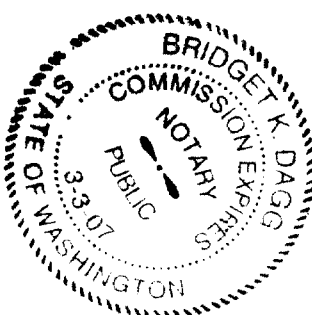
15 IN WITNESS WHEREOF, the Grantor has signed and sealed this instrument on the day of May, 2006.

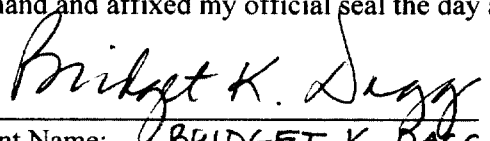

Michael L. Loft, Successor Trustee
422 W. Riverside, #1100
Spokane WA 99201
(509) 624-5265

STATE OF WASHINGTON)
: ss.
County of Spokane)

On this 15 day of May, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael L. Loft, known to me to be the person whose name is subscribed to the within instrument as Trustee, and acknowledged to me that he executed he same as such Trustee for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument as Successor Trustee of the Deed of Trust described herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.




Print Name: BRIDGET K. DAGG
Notary Public for the State of Washington.
Residing at: SPOKANE
Commission Expires: 3-3-07