

2006-015691

Klamath County, Oregon

MC 67516

TRUSTEE'S DEED



00000333200600156910020028

Successor Trustee:

James R. Uerlings
Boivin, Uerlings & Dilaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601:

08/03/2006 02:56:51 PM

Fee: \$26.00

Second Party:

J. J. Parsons
3641 Sacramento Dr, Ste 16
San Luis Obispo, CA 93401

After recording, return to:

James R. Uerlings
Boivin, Uerlings & Dilaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

Send all tax statements to:

J. J. Parsons
3641 Sacramento Dr, Ste 16
San Luis Obispo, CA 93401

THIS INDENTURE, Dated July 25, 2006, between James R. Uerlings, hereinafter called successor trustee, and J. J. Parsons, hereinafter called the second party;

RECITALS: Bruce DeMello, as grantor, executed and delivered to Amerititle, as trustee, for the benefit of Oral L. Bell and Helen Bell, Trustees of the Bell's Master Collaborative Trust dated March 9, 1994 (previously erroneously referred to as the Bell Master Collaborative Trust dated March 9, 2000), as beneficiary, a certain trust deed dated October 25, 2002, recorded on November 14, 2002, in the Records of Klamath County, Oregon, in volume No. M02 at page 66035. In that trust deed, the real property therein and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in 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 beneficiary's successor in interest, declared all sums so secured immediately due and owing. The original Notice of Default containing an election to sell and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's obligations was recorded November 10, 2004, in the Records of Klamath County, in volume M04, page 77430. An Amended Notice of Default containing an election to sell was then recorded on April 13, 2005, in the Records of Klamath County, in volume No. M05 at page 25394, to which reference is now made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property, as fixed by the trustee and as required by law. Copies of the 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 representatives, if any, named in ORS 86.740(1) and ORS 86.740(2)(a), at least 120 days before the date the property was sold. A copy of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative of any person named in ORS 86.740(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person. Copies of the notice of sale were 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 ORS 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 addresses 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. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last publication of the notice occurred more than twenty days prior to the date of sale. The mailing, service and publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if

26.00

fully set out herein. 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 the real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

The true and actual consideration for this conveyance is other good and valuable consideration, to wit: The beneficiary bid in a portion of the sum due him on said trust deed.

The undersigned successor trustee on July 25, 2006, at the hour of 2:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, which was the day and hour to which the sale was postponed as permitted by ORS 86.755(2) and which was the day and hour set in the amended notice of sale 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 the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$60,000, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for said property.

NOW THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey unto the second party 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 the the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

Lots 23, 24 and 25, Block 91, Klamath Falls Forest Estates Highway 66 Unit,
Plat No. 4, in the County of Klamath, State of Oregon.

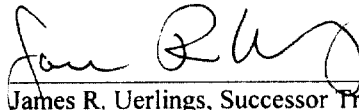
Code 114	Map 3711-22AO TL	2800
Code 36	Map 3711-22AO TL	2900 & 3000

TO HAVE AND TO HOLD the same unto the second party and the second party's heirs, successors-in-interest and assigns forever.

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

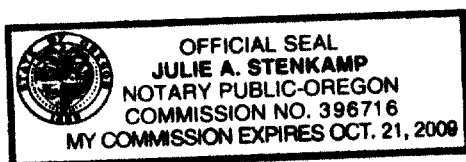
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 AND 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 ORS 197.352.

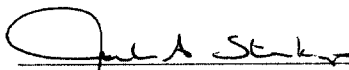
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document.


James R. Uerlings, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 26, 2006, by James R. Uerlings.




Notary Public for Oregon
My Commission Expires: 10/21/09