

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



William M. Ganong, Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

Trustee's Name and Address

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

William M. Ganong, Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Deborah Bonderow, Trustee
1548 Redwood Street
Vallejo CA 94590-3364

2006-017217

Klamath County, Oregon



00002210200600172170040048

SPACE RE
FC

08/28/2006 12:18:04 PM

Fee: \$41.00

TRUSTEE'S DEED

August 21, 2006

THIS INDENTURE, Dated

William M. Ganong, Attorney at Law

, between

called trustee, and Deborah Bonderow, Successor Trustee of the Bonderow Family Trust, hereinafter

hereinafter called the second party; WITNESSETH:

RECITALS: Lloyd Coffing and Jacqueline Coffing

as grantor, executed and delivered to William M. Ganong, Attorney at Law

as trustee, for the benefit of Deborah Bonderow, Successor Trustee of the Bonderow Family Trust

dated February 21, 1991, as beneficiary, a certain trust deed

dated February 27, 1991, recorded on February 27, 1991

in the Records of Klamath County, Oregon, in book/reel/volume No. M91 at page 3592

and/or as fee/file/instrument/microfilm/reception No. (indicate which). 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 the 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 the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein

named, or the beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default con-

taining an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's

obligations was recorded on April 12, 2006, in the Records of Klamath County,

in book/reel/volume No. M06 at page 07117, and/or as fee/file instrument/microfilm/reception No. (indicate which), to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real prop-

erty, as fixed by the trustee and as required by law. Copies of the notice of sale were served pursuant to ORCP 7 D. (2) and 7 D. (3),

or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons or their legal

representatives, if any, named in ORS 86.740 (1) and 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 fidu-

ciary or personal representative of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the dis-

ability, 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 7 D. (2) and 7 D. (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 suc-

cessive 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 fully set forth herein. The undersigned trustee has no actual notice of any

person, other than the persons named in those 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 \$34,526.28 (Here comply with ORS 93.030.)

(OVER)

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The undersigned trustee, on August 21, 2006, at the hour of 10:00 o'clock, A.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)) (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 \$ 34,526.28, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the 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 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:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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 person 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.

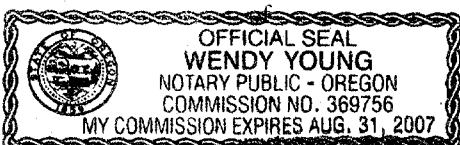
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

* Delete words in parentheses if inapplicable.


William M. Ganong Attorney at Law
Successor Trustee

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on August 21, 2006
by William M. Ganong, Successor Trustee
This instrument was acknowledged before me on _____
by _____
as _____



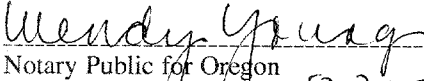

Notary Public for Oregon
My commission expires 8.31.2006

EXHIBIT "A"

A portion of Lot 355, Block 123, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue with Division Street; thence Easterly along the South line of Home Avenue a distance of 200 feet; thence Southerly at right angles to Home Avenue to the North line of the alley running through said Block 123; thence Easterly along the North line of said alley a distance of 115 feet, which said point is the Southeast corner of that certain parcel of land described in deed to Hubert C. Lane, et ux, recorded April 10, 1962 in Volume 336, page 512, Deed Records of Klamath County, Oregon, and which said point is the true point of beginning of the property herein conveyed; thence Easterly along the North line of said alley to the West line of Mitchell Street; thence Northerly along the West line of Mitchell Street to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the said Southerly line of said canal right of way to a point which is perpendicular to the point of beginning and which said point is the Northeasterly corner of that certain parcel of property described in deed to Hubert C. Lane, et ux, recorded April 10, 1962 in Volume 336, page 512, Deed Records of Klamath County, Oregon; thence Southerly to the point of beginning.

Tax Account No: 3809-033AD-05600-000


Key No: 481437

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON, County of Klamath) ss.

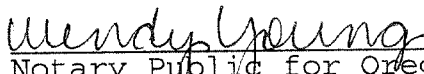
I CERTIFY That I am the attorney for the current beneficiary under that certain trust deed in which Lloyd Coffing and Jacqueline Coffing, as grantors, conveyed to Mountain Title Company of Klamath County, as trustee, (William M. Ganong as successor trustee), certain real property in Klamath County, Oregon; which said trust deed was dated February 21, 1991 and recorded February 27, 1991 in the mortgage records of said county, in Volume M06 at Page 07117 of the Mortgage Records of Klamath County, Oregon; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on August 21, 2006. I was unable to conduct a search, by internet, of the data banks of the Department of Defense Manpower Data Center of either Grantor because I do not know their social security numbers. However, at the time this foreclosure was commenced, Lloyd Coffing was employed in Las Vegas, Nevada and Mrs. Coffing was a resident of Klamath Falls, Oregon. I am aware of no information that either grantor was in the military serve at any time relevant to this matter. Based on the facts stated above, I reasonably believe that at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person on active duty in the military service as defined in the Servicemembers Civil Relief Act (50 USCS Appx. §§ 501, et seq.) (formerly Soldiers' and Sailors' Civil Relief Act of 1940).

In construing this certificate, the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.


William M. Ganong, OSB No. 78213
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 21, 2006 by William M. Ganong as Successor Trustee.


Notary Public for Oregon
My Commission Expires: 8.31.2007

