

EA

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



William M. Ganong
 514 Walnut Avenue
 Klamath Falls OR 97601
 Trustee's Name and Address
 Kimball Vail
 134 El Conejo Drive
 Grants Pass OR 97526-9708
 Second Party's Name and Address

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

William M. Ganong
 514 Walnut Avenue
 Klamath Falls OR 97601

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

Kimball Vail
 134 El Conejo Drive
 Grants Pass OR 97526-9708

2007-006500

Klamath County, Oregon



00019737200700065000030030

SPACE RESE

04/09/2007 09:39:55 AM

Fee: \$31.00

TRUSTEE'S DEED

THIS INDENTURE, Dated April 4, 2007

WILLIAM M. GANONG, Attorney at Law

called trustee, and KIMBALL VAIL, hereinafter

hereinafter called the second party; WITNESSETH:

RECITALS: STAN THOMSON

WILLIAM M. GANONG, Attorney at Law, as grantor, executed and delivered to KIMBALL VAIL, as trustee, for the benefit of

dated March 2, 2006, recorded on March 3, 2006, as beneficiary, a certain trust deed

Klamath County, Oregon, in book/reel/volume No. M06 at page 03962, 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 containing 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 November 20, 2006, in the Records of Klamath County, in book/reel/volume No. 2006 at page 023173, 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 property, 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 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 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 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 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 \$ 109,827.83 (Here comply with ORS 93.030.) (OVER)



The undersigned trustee, on April 4, 2007, at the hour of 10:00 o'clock, A.M.,

in accordance with the standard of time established by ORS 187.110, (which was the day and hour on which the deed was recorded), 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 \$109,827.83, the second party being the high-

est 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:

All that portion of Lots 1 and 2, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, as follows: Beginning at the Northwest corner of Lot 1, Block 42 of said Addition at the intersection of the Westerly line of Fifth Street with the Southerly line of Lincoln Street; thence Southwesterly along the Southerly line of Lincoln Street 90 feet; thence Southeasterly and parallel with Fifth Street 55 feet; thence Northeasterly and parallel with Lincoln Street 90 feet to the Westerly line of Fifth Street; thence Northwesterly along the Westerly line of Fifth Street 55 feet to the place of beginning.

Klamath County Assessor's Account No. R-3809-032BA-05000-000 and Property ID No. 411334

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.

WILLIAM M. GANONG, Trustee

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.

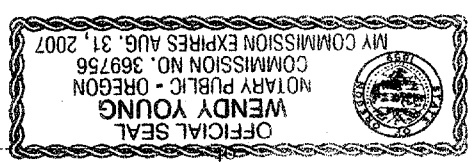
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 4, 2007

by William M. Ganong, Trustee

This instrument was acknowledged before me on

by _____ as _____



Notary Public for Oregon
My commission expires 8.31.2007

Wendy Young

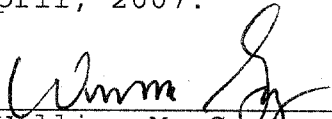
CERTIFICATE OF NON-MILITARY SERVICE

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 Stan Thomson, as grantor, conveyed to First American Title Insurance Company of Oregon, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated March 2, 2006 and recorded March 3, 2006 in the mortgage records of said county, in Volume M06 at Page 03962 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 April 4, 2007. On April 4, 2007, I conducted a search, by internet, of the data banks of the Department of Defense Manpower Data Center by entering the name "Stan Thomson" and the social security number provided by him to First American Title Insurance Company of Oregon. Based on the information provided by Stan Thomson and entered by me in said data system search, the United States' Department of Defense Manpower Data Center provided a report to me that Stan Thomson is not currently on active duty. 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.

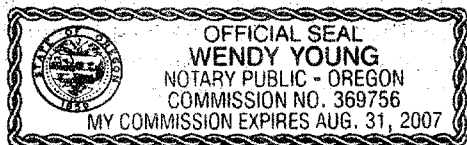
Dated this 4th day of April, 2007.

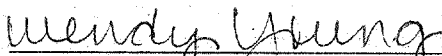


William M. Ganong, OSB No. 78213
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 4, 2007 by William M. Ganong as Successor Trustee.





Notary Public for Oregon

My Commission Expires: 8.31.2007