FORM No. 1175 - TRUSTEE'S DEED. @ 1988-2004 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS. 2007-009110 Henderson, Successor Trustee 404 Main Street, Suite 3 Klamath County, Oregon Klamath Falls, OR 97601
Trustee's Name and Addres South Valley Bank & Trust Second Party's Name and Address SPACE RES 05/18/2007 01:18:11 PM Fee: \$26.00 FOR AmeriTitle 300 Klamath Avenue Klamath Falls, OR 97601 Until requested otherwise, send all tax statements to (Name, Address, Zip): South Valley Bank & Trust 803 Main Street Klamath Falls, OR 97601 TRUSTEE'S DEED THIS INDENTURE, Dated \_\_\_ May 15, 2005 Blair M. Henderson called trustee, and \_\_\_\_\_South Valley Bank & Trust, an Oregon banking corporation\_\_\_\_ hereinafter called the second party; WITNESSETH: William E. Levin, and Mary Catherine Egan Levin and RECITALS: Mary Catherine Egan Levin,/
William E. Levin, Trustees of the Sespequadalian Family Living Trust Dated March the benefit denoted to AmeriTitle of South Valley Bank & Trust, an Oregon banking corporation, as beneficiary, a certain trust deed dated \_\_\_\_\_September 29, 2005 \_\_\_\_\_, in the Records of \_\_\_Klamath\_\_\_\_ County, Oregon, in  $\square$  book  $\square$  reel  $\square$  volume No. \_\_\_MO5\_\_\_ at page \_\_65517\_\_\_, 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 \_\_\_\_\_December 18, 2006\_\_\_ \_\_\_\_, in the Records of \_\_\_\_Klamath\_\_\_\_\_County, in  $\square$  book  $\square$  reel  $\square$  volume No.  $\underline{M06}$  at page  $\underline{024927}$ , and/or as  $\square$  fee  $\square$  file instrument  $\square$  microfilm  $\square$  reception No. n/a (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 dis-

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The true and actual consideration for this conveyance is  $\frac{194,003.92}{}$ . (Here comply with ORS 93.030.)

(OVER)





The undersigned trustee, on	May 15, 2007	, at the hour of	10:15	o'clock, AM.,
in accord with the standard of time estab	lished by ORS 187.110, (which	was the day and hour t	o which the sal	e was postponed as
permitted by ORS 86.755 (2) ) (which wa	as the day and hour set in the arr	nended notice of sale)*	and at the place	so fixed for sale, in
full accordance with the laws of the State	e of Oregon and pursuant to the	powers conferred upor	the trustee by	the trust deed, sold
the real property in one parcel at public a	auction to the second party for t	he sum of \$194,003	.92, the sec	ond party being the
highest and best bidder at the sale, and th	at sum being the highest and be	est bid for the property.		. 🔻
NOW, THEREFORE, in consider	ation of that sum so paid by the	second party in cash, th	e receipt where	of is acknowledged,
and by the authority vested in the trustee	by the laws of the State of Ore	gon and by the trust de	ed, the trustee of	does hereby convey
unto the second party all interest which	the grantor had or had the power	er to convey at the time	of grantor's ex	ecution of the trust
deed, together with any interest the grant	or or grantor's successors in inte	erest acquired after the e	xecution of the	trust deed in and to
the following described real property, to-	wit:	- 10 - 40	₩	

Lot 877, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 10RS 30 930 ORS 30.93

\* Delete wo

AWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
in parentheses if inapplicable.
STATE OF OREGON, County ofKlamath) ss.  This instrument was acknowledged before me onMay_15,_2007,
byBlair M. Henderson.  This instrument was acknowledged before me on,
by
as
OFFICIAL SEAL MARCIE M. HENDERSON NOTARY PUBLIC-OREGON COMMISSION NO. 375317 MY COMMISSION EXPIRES DEC. 8, 2007 My commission expires  OFFICIAL SEAL MARCIE M. HENDERSON NOTARY Public for Oregon My commission expires  My commission expires

AR M. HENDERSON, Successor Trustee