

2007-015545
Klamath County, Oregon



00030564200700155450030039

09/04/2007 02:00:43 PM

Fee: \$31.00

Neal G. Buchanan
435 Oak Avenue
Klamath Falls OR 97601

Successor Trustee's Name and Address

Larry L. Mitchell, Trustee
P.O. Box 913
Pleasanton, CA 94566

Second Party's Name and Address

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

Neal G. Buchanan
435 Oak Avenue
Klamath Falls OR 97601

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

Second Party

TRUSTEE'S DEED

THIS INDENTURE, Dated September 4 2007, between Neal G. Buchanan, Successor Trustee, hereinafter called trustee, and Larry Mitchell, Trustee under the Larry L. Mitchell Loving Trust dated December 21, 1998, hereinafter called the second party; WITNESSETH:

RECITALS: Ted Willis, as grantor, executed and delivered to Amerititle (Neal G. Buchanan, Attorney at Law as Successor of Larry Mitchell, Trustee under the Larry L. Mitchell Living Trust), as trustee, for the benefit of Larry Mitchell, Trustee under the Larry L. Mitchell Living Trust, as beneficiary, a certain trust deed dated February 22, 2006, recorded on February 28, 2006, in the Records of Klamath County, Oregon, in book/reel/volume No. MO6 at page 3727, 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 April 24, 2007, in the Records of Klamath County, in book/reel/volume No. 2007 at page 007427, 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 \$ 625,088.78. (Here comply with ORS 93.030.)

(OVER)

The undersigned trustee, on September 4, 2007, at the hour of One 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)) (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 \$ 625,088.78, 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:

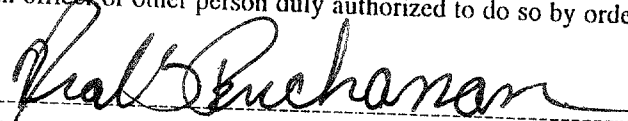
"The NE 1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon".

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 ORS 30.930.

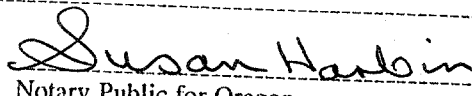

Neal G. Buchanan, Attorney at Law,
Successor Trustee

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on September 4, 2007
by Neal G. Buchanan, Attorney at Law, Successor Trustee.

This instrument was acknowledged before me on _____
by _____
as _____
of _____




Susan Harbin
Notary Public for Oregon
My commission expires January 12, 2010

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON,
 Klamath
 County of

ss.

THIS IS TO CERTIFY That I am the Successor Trustee
 beneficiary in that certain trust deed in which Ted Willis
 as grantor, conveyed to AmeriTitle
 (Neal G. Buchanan Successor) as trustee, certain real property in Klamath County, Oregon;
 which said trust deed was dated Feb. 22, 2006, and recorded Feb. 28, 2006,
 in the mortgage records of said county, in book/reel/volume M06 at page 03727 or as fee/file/instrument/
 microfilm/reception No. (indicate which); thereafter a notice of default with respect to said trust deed
 was recorded April 24, 2007, in book/reel/volume 2007 at page 007427 of said
 mortgage records, or as fee/file/instrument/microfilm/reception No. (indicate which); 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 September 4, 2007; I reasonably believe 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 prop-
 erty described in and covered by said trust deed, or any interest therein, owned by a person in the military service as
 defined in Servicemembers Civil Relief Act (SCRA) (2003)

In construing this certificate 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.

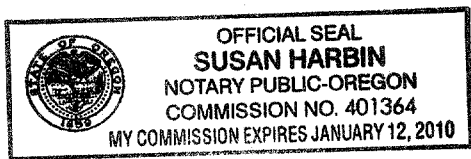
Neal G. Buchanan
 Neal G. Buchanan, Successor Trustee

STATE OF OREGON,
 Klamath
 County of

ss.

This instrument was acknowledged before me on September 4, 2007,
 by Neal G. Buchanan, Successor Trustee

Susan Harbin
 Notary Public for Oregon
 My commission expires 1-12-2010



**CERTIFICATE
 OF NON-MILITARY SERVICE**

Re Trust Deed from
 Ted Willis

Grantor

AmeriTitle, to (Neal G.
 Buchanan, Attorney at Law
 Successor) Trustee

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney
 435 Oak Ave.
 Klamath Falls, OR 97601

(DON'T USE THIS
 SPACE; RESERVED
 FOR RECORDING
 LABEL IN COUNTIES
 WHERE USED.)

STATE OF OREGON

ss.

County of

I certify that the within instrument
 was received for record on the day
 of, at
 o'clock M., and recorded
 in book/reel/volume on page
, or as fee/file/instrument/
 microfilm/reception No.
 of the
 Records of said County.

NAME

TITLE

By..... Deputy