

2008-002300

Klamath County, Oregon



00040602200800023000020029

02/25/2008 09:54:25 AM

Fee: \$26.00

After recording return to:

Harold Elliot
PO Box 413
La Pine, OR 97739

Mail tax statements to:

Harold Eliot
PO Box 913
La Pine, OR 97739

TRUSTEES DEED

THIS INDENTURE, made on February 19, 2008, between Jennifer S. Wells, attorney hereinafter called the trustee, and Harold Elliot hereinafter called the grantee; and this true actual consideration paid for this transfer is the sum of \$105,000.00.

Reference is made to certain Installment Note made between HAROLD ELLIOTT and JERRY KROHNE and secured by a Trust Deed from JERRY KROHNE, as grantor, and First American Title Insurance Company of Oregon as trustee, in favor of HAROLD ELLIOTT, as beneficiary, dated November 12, 2002 and recorded on November 19, 2002 in the mortgage records of Klamath County, Oregon as recorder's fee/file/microfilm/reception number Vol M02 Page 67090 covering the following described real property situated in Klamath County, Oregon. In said Trust Deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his 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 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 his 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 said Trust Deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on January 12, 2007.

After the recording of said default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by trustee as required by law; copies of the Notice of Default and Election to Sell were served pursuant to O.R.C.P. 7D(2) and 7D(3) and 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 (2) (a) at least 120 days before the date the property was sold. The foreclosure proceeding was stayed and a release from stay was obtained. Copies of an Amended Notice of Sale in the form required by ORS 86.755 (6) were mailed by certified mail to the last known address 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 stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which said real property is situated, once a week for four successive weeks; the last publication of said notice of sale occurred more than twenty days prior to the date of such sale.

The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the Official Records of Klamath County, Oregon; said affidavits or proofs, together with the said notice of default and

election to sell and the notice of sale, being now referred to and incorporated in and made part of this trustee's deed as fully as if set out herein verbatim. 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 said described real property, entitled to notice pursuant to ORS 86.740(1)(b)(c).

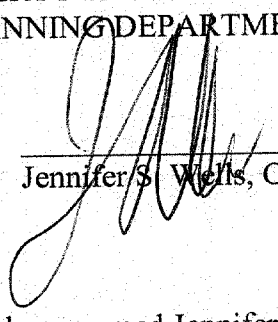
Pursuant to said notice of sale, the undersigned trustee on 02/01/2007, at the hour of 10:00 a.m., in accord with the standard of time established by ORS 187.110 (which was the day and hour set in the Notice of Sale or amended Notice of Sale) and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon him by said trust deed, sold the said real property in once parcel at public auction to grantee for the sum of \$105,000.00, he being the highest and best bidder at such sale and the said sum being the highest and best sum bid for said property.

NOW THEREFORE, in consideration of the said sum so paid by grantee, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said Trust Deed, the trustee does hereby convey unto grantee all interest which the grantor has or had the power to convey at the time of grantor's execution of said Trust Deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property to wit:

Lot 2 in Block 1, Little River Ranch, 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 grantee, his heirs, successors-in-interest and assigns forever.

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 DEPARTMENTS TO VERIFY APPROVED USES


Jennifer S. Wells, OSB#01479, Trustee

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Jennifer S. Wells and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 18 day of February, 2008.


NOTARY PUBLIC FOR OREGON

