

MTC80421
TRUSTEE'S DEED

2008-005552

Klamath County, Oregon



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04/16/2008 11:14:20 AM

Fee: \$36.00

Grantor's Name and Address: Richard A. Stark Stark and Hammack, P.C. 201 W. Main Street, Suit e1B Medford, OR 97501	Grantee's Name and Address: Siskiyou Investors, LLC An Oregon Limited Liability Company 100 Reiten Drive Ashland, OR 97520
Until a Change is Requested send all tax statements to: Richard A. Stark Stark and Hammack, P.C. 201 W. Main Street, Suit e1B Medford, OR 97501	After Recording Return To: STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

THIS INDENTURE, made this 31st day of March, 2008, between RICHARD A. STARK, hereinafter called Successor Trustee, and KIMBERLY THOMPSON; IRENE E. ST. GERMAINE, TRUSTEE OF THE IRENE E. ST. GERMAIN TRUST DATED 03/09/96; SUSAN WEISS; DONALD A. MACRI AND MELISSA K. MACRI, TRUSTEES OF THE MACRI FAMILY TRUST DATED SEPTEMBER 28, 1992; MARILYN M. ROYDAN, TRUSTEE OF THE MARILYN M. ROYDAN FAMILY TRUST; JOHN H. TINDALL AND NANCY J. TINDALL, TRUSTEES OF THE TINDALL TRUST DATED APRIL 10, 1995; DUNCAN LEMMON, TRUSTEE OF THE DRL ENTERPRISES, INC., DEFINED BENEFITS PENSION PLAN; DARLENE EDGINGTON; AND REX H. STEVENS, TRUSTEE OF THE WOOLLEY FRENCH HAGERTY AND STEVENS PROFIT SHARING PLAN FOR THE BENEFIT OF REX H. STEVENS UA 12-31-1984, hereinafter called the Second Party;

WITNESSETH:

RECITALS: Renee Brown, as Grantor, executed and delivered to Lawyers Title Insurance Company, as Trustee, in favor of Kimberly Thompson; Irene E. St. Germaine, Trustee of the Irene E. St. Germain Trust Dated 03/09/96; Susan Weiss; Donald A. Macri and Melissa K. Macri, Trustees of the Macri Family Trust Dated September 28, 1992; Marilyn M. Roydan, Trustee of the Marilyn M. Roydan Family Trust; John H. Tindall and Nancy J. Tindall, Trustees of the Tindall Trust Dated April 10, 1995; Duncan Lemmon, Trustee of the Drl Enterprises, Inc., Defined Benefits Pension Plan; Darlene Edgington; and Rex H. Stevens, Trustee of the Woolley French Hagerty and Stevens Profit Sharing Plan for the Benefit of Rex H. Stevens UA 12-31-1984, as Beneficiaries under that certain Trust Deed dated

30MT

April 22, 2005, recorded April 29, 2005 in Volume M05, Page 30839, Microfilm Records of Klamath County, Oregon. In that trust deed the real property therein and hereinafter described was conveyed by the Grantors to the Trustee to secure, among other things, the performance of certain obligations of the Grantors to the Beneficiary. The Grantors 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 Beneficiary's successor in interest, declared all sums so secured immediately due and owing. An Notice of Default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy Grantors' obligations was recorded on March 10, 2008, as Instrument No. 2008-003015, Official Records of Klamath County, Oregon, to which reference now is made.

After recording the Notice of Default, the undersigned Successor 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 ORCP7D(2) and 7D(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 (2)(a), at least one hundred twenty days before the date the property was sold. The Successor Trustee published a copy of an Amended 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 and Amended 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 Successor 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 \$242,721.75.

The undersigned Successor Trustee's Agent, on March 21, 2008, at the hour of 2:00 P.M. in accord with the standard of time established by ORS 187.110, 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 Successor Trustee's Agent by the trust deed, sold the real property in one parcel at public auction to the Siskiyou Investors, LLC, an Oregon Limited Liability Company for the sum of \$242,721.75,

that 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 Siskiyou Investors, LLC, in cash, the receipt whereof is acknowledged, and by the authority vested in the Successor Trustee by the laws of the State of Oregon and by the trust deed, the Successor Trustee does hereby convey unto Siskiyou Investors, LLC, 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 an to the following described real property, to-wit:

Lot 2 and 3 in Block 7, ORIGINAL TOWN OF CHEMULT, according to the official plat thereof file in the office of the County Clerk of Klamath County.

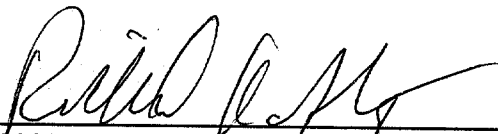
Commonly known as: 109330 Hwy 97 North, Klamath Falls, Oregon.

TO HAVE AND TO HOLD the same unto Siskiyou Investors, LLC, its heirs, successors in interest and assigns forever.

In construing this instrument and whenever the context so requires the singular includes the plural; the word "Grantors" includes any successor in interest to the Grantors, as well as each and all other persons owing an obligation, the performance of which is secured by the trust deed; the word "Trustee" includes any Successor Trustee; the word "Beneficiary" includes any successor in interest of the Beneficiary first named above; and the word "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned Successor Trustee has hereunto executed this document.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

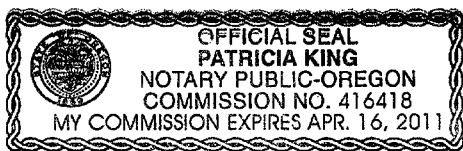


RICHARD A. STARK, Successor Trustee

STATE OF OREGON)
) ss
County of Jackson)

Before me, a Notary Public, personally appeared RICHARD A. STARK, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed.

WITNESS my hand and seal this 31ST day of March, 2008.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-16-2011