

2008-014465

Klamath County, Oregon

ATE 65626

AFTER RECORDING RETURN TO:

SEND TAX STATEMENTS



00055156200800144650030031

Golf Savings Bank
Attn: Matt Mullet
6505 218th Street SW, Suite 6
Mountlake Terrace, WA 98043

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Mountlake Terrace, WA 98043

10/23/2008 02:24:25 PM

Fee: \$31.00

TRUSTEE'S DEED

TRUSTEE: GARY L. BLACKLIDGE

("Trustee")

BUYER: GOLF SAVINGS BANK

("Buyer")

TRUE AND ACTUAL CONSIDERATION: \$604,739.62

RECITALS

Reference is made to that certain trust deed ("Trust Deed"), the original parties and other information of which are as follows:

Grantor: Josh Magee and Jennifer S. Magee
Trustee: LAWYERS TITLE INSURANCE CORPORATION, a
Nebraska Corporation
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.
Date: March 27, 2007
Recording Date: March 30, 2007
Recording Reference: 2007-005982
County of Recording: Klamath

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantor to the Beneficiary. Thereafter, Beneficiary informed the Trustee that the obligations were in default and declared default, including an acceleration of all sums due and owing.

Pursuant to the Oregon Trust Deed Act, (the "Act") the Trustee recorded a Notice of Default and Election to Sell as follows:

Recording Date: June 9, 2008
Recording Reference: 2008-008343
County of Recording: Klamath

The Trustee served a Trustee's Notice of Sale on all parties entitled thereto under the Act. The Trustee hereby certifies that any valid requests for information under ORS 86.757 have been responded to within the time prescribed by statute.

Pursuant to the Notice of Default, the Trustee on October 17, 2008, at the hour of 11:00 a.m. at the place so fixed for the sale, sold the Property in one parcel at public auction to the Buyer for the sum of \$604,739.62, which sum was the highest and best bid at the sale and the true and actual consideration paid for this transfer.

CONVEYANCE

Trustee conveys to Buyer 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 which the Grantor or his successors in interest acquired after the execution of the Trust Deed in and to the Property:

Lot 23, Block 2, Tract No. 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3805-005B0 T: 03200 KEY #71549

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE 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.

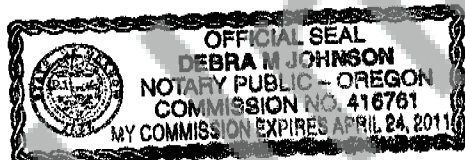
In construing this notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.



TRUSTEE

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on October 21, 2008, by Gary L. Blackledge.





NOTARY PUBLIC FOR OREGON

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