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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2009-004515

Klamath County, Oregon



00063454200900045150020020

03/31/2009 11:05:53 AM

Fee: \$26.00

James L. Grantland, Jr.

Trustee's Name and Address

Bill F. Smith, Jr. and
Jennifer L. Smith, or the
survivor of them

Second Party's Name and Address

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

Grantland, Blodgett, Shaw, Abel
1818 E. McAndrews Road
Medford, OR 97504

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

Bill F. Smith, Jr. and
Jennifer Smith
P O Box 873
Medford, OR 97501SPACE RESERVE
FOR
RECORDER'S US

By _____, Deputy.

TRUSTEE'S DEED

THIS INDENTURE, Dated March 31, 2009between
JAMES L. GRANTLAND, JR., hereinafter
called trustee, and BILL F. SMITH, JR. and JENNIFER L. SMITH, or the survivor of them
hereinafter called the second party; WITNESSETH:RECITALS: SANDRA G. HANAN and ELDON L. MILLER, as grantor, executed and
delivered to LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, as trustee, for the benefit
of BILL F. SMITH, JR. and JENNIFER L. SMITH, or the survivor of them, as beneficiary, a certain trust deed
dated June 19, 2006, recorded on June 23, 2006, in the Records of
Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M06 at page 12892, 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 oblig-
ations 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 con-
taining 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 October 22, 2008, in the Records of Klamath County,
in ☐ book ☐ reel ☐ volume No. _____ at page _____, and/or as ☐ fee ☒ file instrument ☐ microfilm ☐ reception No.
2008-14402 (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 prop-
erty, 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 fidu-
ciary or personal representative of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the dis-
ability, insanity or death of any such person. Copies of the notice of sale were served in accordance with ORS 86.750(1) upon occu-
pants of the property described in the trust deed at least 120 days before the date the property was sold. If the foreclosure proceed-
ings 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 \$52,567.08 (Here comply with ORS 93.030.)

(OVER)



The undersigned trustee, on March 31, 2009, at the hour of 11:00 o'clock, A. 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 \$ 52,567.08, 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:

Lot 9 in Block 7, West Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R200106
APN: M66813

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.

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.

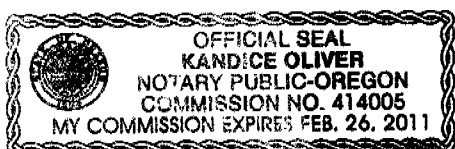
James L. Grantland, Jr.

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on March 31, 2009
by James L. Grantland, Jr.

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



Kandice Oliver
Notary Public for Oregon

My commission expires 2/26/2011