

AFTER RECORDING RETURN TO:
Hendrix Brinich & Bertalan, LLP
716 NW Harriman
Bend, OR 97701
541.382.4980

2009-006686
Klamath County, Oregon



05/12/2009 10:54:27 AM

Fee: \$26.00

TRUSTEE'S DEED

Until a change is requested,
all tax statements shall be
sent to the following address:

Cecil Layman and Barbara Layman
PO Box 735
LaPine, OR 97739

THIS DEED, made this 30th day of April, 2009, between Ken Brinich, OSB 82484 ("Trustee"), and Cecil E. Layman and Barbara A. Layman, husband & wife ("Grantee");

John M. Amaral and Julianne M. Amaral husband & wife, as Grantor, executed and delivered to Western Title & Escrow Company, as Trustee, for the benefit of Cecil E. Layman and Barbara A. Layman, or survivor as Beneficiary, a certain trust deed dated August 13, 2006, recorded as document number 2006-016658, Official Records of 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 said Beneficiary. The said Grantor thereafter defaulted in 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 the 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 successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the Official Records of Klamath County on December 30, 2008, at document number 2008-016928, to which reference now is made.

After recording of said Notice of Default the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D(2) and 7D(e) or mailed by both first class and certified mail, return receipt requested, to the last-known address of the person or their legal representatives, if any, as required by ORS Chapter 86 at least 120 days before the date the property was sold, and the address of the guardian, conservator or administrator or executor of any person named in said ORS Chapter 86. Further, the Trustee published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice 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 recorded prior to the date of sale in the Official Records of said county, said affidavits and proofs, together with the Notice of Default and Election to Sell and the Trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed. The undersigned Trustee, has no actual notice of any person, other than the person 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 Chapter 86.

Pursuant to said Notice of Sale, the undersigned Trustee on April 30, 2009, at the hour of 10:00 am, of said day, as set forth in the Notice of Sale or Amended Notice of Sale, if any, 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 said real property in one parcel at public auction to the Grantee for the sum of \$86,757.87, being the highest and best bid at such sale. The true and actual consideration paid for this transfer is the sum of \$86,757.87.

1. TRUSTEE'S DEED

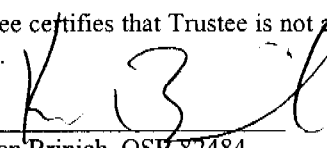
NOW THEREFORE, in consideration of said sum so paid by the Grantee, the receipt whereof is acknowledged, and by the authority vested in said Trustee by the laws of the State of Oregon and by said Trust Deed, the Trustee does hereby convey unto the Grantee all interest which the Grantor had or had the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

Parcel 2 of Land Partition 27-04, said Land Partition being a replat of Parcel 1 of Major Land Partition 80-27 and being situated in the E ½ Ne ¼ and the E ½ w ½ NE ¼ of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon;

tax account number 2309-01300-00204-000 Key No. 890652.

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.

By execution of this instrument, Trustee certifies that Trustee is not a "foreign person" as that term is defined in the Internal Revenue Code, §1445.


Ken Brinich, OSB 82484
Successor Trustee

State of Oregon)

) ss.

County of Deschutes)

The above document was acknowledged before me by Ken Brinich, on this 30th day of April, 2009.


Notary Public of Oregon

my commission expires: 9-13-2012

