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COMMUNICAMENT CONTRACTOR NEAL G. BECHANAN, Attorney at Law 435 Oak Americe SHTKONT GEOME Klamath Falls OR 97601 Trustee's Name and Addre Successor MARK W. FARMER, Trustee 5185 Filly Avenue Angels Camp CA 95223 Second Party's Name and Address After recording, return to (Name, Address, Zip); NEAL G. BUCHANAN, Attorney at Law 435 Oak Avenue Klamath Falls OR 97601 Until requested otherwise, send all tax statements to (Name, Address, Zip): MARK W. FARMER, Trustee 5185 Filly Avenue Angels Camp CA 95223

2009-015057

Klamath County, Oregon



11/24/2009 12:41:47 PM

Fee: \$47.00

November 24, 2009 THIS INDENTURE, Dated _____ NEAL G. BUCHANAN, Attorney at Law, Successor Trustee MARK W. FARMER, Trustee of the Mark Farmer 2002 Trust called trustee, and ____ hereinafter called the second party; WITNESSETH: RECITALS: KARDINYA, INC., an Oregon Corporation First American Title Insurance Company of delivered to Buchanan, Attorney at Law, as Successor) of Oregon (Neal G., as grantor, executed and as trustee, for the benefit of MARK W. FARMER, Trustee of the Mark Farmer 2002 Trust _____, as beneficiary, a certain trust deed dated September 14, 2006, recorded on October 2, 2006, in the Records of Klamath County, Oregon, in book/reel/volume No. 2006 at page 019830, 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 obligations 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.

After recording the notice of default, the undersigned 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 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 fiduciary or personal representative of any person named in ORS 86.740 (1), promptly after the trustee received knowledge of the disability, insanity or death of any such person. Copies of the notice of sale were served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7 D. (2) and 7 D. (3) at least 120 days before the date the property was sold, pursuant to ORS 86.750 (1). If the foreclosure proceedings 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 \$\frac{45,596.40}{}. (Here comply with ORS 93.030.)

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	* Delete words in parentheses if Inapplicable.	
affixed by an officer or other person duly authorized to do so by order of its second his sufficer or other person duly authorized to do so by order of its second this sufficer or other person duly authorized to do so by order of its second this suffice or other person duly authorized to do so by order of its second the second that second the	it has caused its name to be signed and its seal, if any board of directors. IN WITNESS WHEREOF, the undersigned truboard of directors. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIPTION OF APPLICABLE LAND USE LAWS AND REFORE SIGNING DEPARTMENT TO VERRY APPROVED USES AND TO DETAIN THE PROPERTY DESCRIPTION OF APPLICABLE OF THE PROPERTY SHOULD CHECK WITH THE APPROPRIETE OF THE PROPERTY SHOULD CHECK WITH THE APPROPRIETE OF THE MANAGEMENT OF THE WASHING ON FOREST PRACTICES AND TO DETAIN THE PROPERTY SHOULD SHOW THE WASHING ON THE PROPERTY OF THE WASHING ON FOREST PRACTICES AND TO DETAIN THE WASHING ON TH	
second party and the second party's heirs, successors in interest and assigns e context so requires, the singular includes the plural; "grantor" includes any successor in interest of the beneficiary first tates; "beneficiary" includes any successor in interest of the beneficiary first tates; "beneficiary" includes any successor in interest of the beneficiary first tates.	forever. In construing this instrument, and whenever the successor in interest to the grantor, as well as each and by the trust deed: "trustee" includes any successor in	
). 1113, OREGON SHORES UNIT 2, according to the ne Office of the County Clerk of Klamath	Lots 45 and 46 of Block 28 Tract No official plat thereof on file in the County, Oregon	
hour set in the amended notice of sale)* and at the place so fixed for sale, in a party for the powers conferred upon the trustee by the trust deed, sold the nd party for the sum of $\frac{45.596.40}{1}$. the second party being the high-	permitted by ORS 86.755 (2)) (which was the day and full accordance with the laws of the State of Oregon and real property in one parcel at public auction to the seconest and best bidder at the sale, and that sum being the least and best bidder at the sale, and that sum being the land by the authority vested in the trustee by the laws of any or the second party all interest which the grantor has any or the second party all interest which the grantor has	

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON,			
County of KLAMATH			
THIS IS TO CERTIFY That I am	n the Attorney for an	nd the Successor Trustee	for the
beneficiary in that certain trust deed in w. (Neal G. Buchanan, Attorney at Las Successor) , a which said trust deed was dated	aw, as grant	or, conveyed to Companyof C	an Title Ins.
as Successor) , a	s trustee, certain real prope	erty in Klamath	, County, Oregon;
which said trust deed was dated	eptember 14 , 200	6, and recorded October 2	, 2006
in the mortgage records of said county, in microfilm/reception No(was recorded July 15	book/reel/volume2000. indicate which): thereafter	at page17030 or as f	ee/file/instrument/
mortgage records, or as fee/file/instrument	nt/microfilm/reception Na	imeat page	of said
said trust deed was duly foreclosed by ac	lvertisement and sale and	the real property covered by	said trust deed was
sold at the trustee's sale on November	2009; 1	reasonably believe at no time of	luring the period of
three months and one day immediately pre- erty described in and covered by said tru	eceding the day of said saids to dead or new interest the	e and including the day thereof	, was the real prop-
defined in Servicemembers Civil Relief A		etem, owned by a person in the	military service as
In construing this certificate the		al, the word "grantor" include	es any successor in
interest to the grantor, the word "truste	e" includes any successor	trustee, and the word "benefic	ziary" includes any
successor in interest to the beneficiary na			,
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	NEAT VC	. BUCHANAN, Attorney at	Lorr
STATE OF OREGON,	Succes	sor Trustee	Law
County of KLAMATH	ss: Bucco		
This instrument was acknowledged by NEAL G. BUCHANAN, Attorney at	before me on No	vember 24, 2009	
by Man G. Boolianan, Accorney at	. naw, Successor Iru	stee.	
	SK	aron & Brow	IN.
	Notary F	ublic for Oregon	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
OFFICIAL SEAL	My com	mission expires 2-13-	11
SHARON L BROW	V and		
NOTARY PUBLIC - OREC		7 7	"
COMMISSION NO. 4142 MY COMMISSION EXPIRES FEBRUARY			
Introduction and testing		, ,	
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CERTIFICATE		STATE OF QREGO	N
of Non-Military Service		Comme	}ss.
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KARDINYA, INC.	/// // // // // // // // // // // // //	of	•
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CO. OF OREGON (Neal G. Buchanan	FOR RECORDING LABEL IN COUNTIES	in book/reel/volume	
Attorney as Successor Trustee)	WHERE USED.)	, or as fe	ee/file/instrument/
Trustee		microfilm/reception l	
AFTER RECORDING RETURN TO		of the	
NEAL G. BUCHANAN, Attorney		Records of said Cour	nty.
435 Oak Street Klamath Falls OR 97601			
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