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09/03/2010 01:50:10 PM

Fee: \$42.00

After recording, return to:
 Gary L Hedlund
 303 Pine Street
 Klamath Falls, OR 97601

Until a change is requested, tax statements shall be sent to: Philip E. Anderson and Richard D. Anderson, P. O. Box 398, Keno, OR 97627

TRUSTEE'S DEED

THIS INDENTURE, made this 2nd day of September, 2010, between **GARY L. HEDLUND**, hereinafter called successor trustee, and **PHILIP E. ANDERSON and RICHARD D. ANDERSON**, hereinafter called the second party; and the true and actual consideration paid for this transfer is **\$84,558.86**.

RECITALS:

DOUGLAS IVEY and SIG BRITT IVEY, as tenants by the entirety, as grantor, executed and delivered to **AMERITITLE** as trustee, in favor of **PHILIP E. ANDERSON and RICHARD D. ANDERSON**, each as to an undivided 50% interest, as beneficiary, a trust deed dated August 28, 2007, recorded August 31, 2007, in the Records of Klamath County, Oregon. 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 obligation 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. **GARY L. HEDLUND**, was appointed Successor Trustee by instrument recorded on March 12, 2010, in the Records of Klamath County, Oregon, at Book No. 2010 Page 003239.

By reason of the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein named declared all sums so secured immediately due and owing. A notice of default containing 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 March 12, 2010, in the Records of Klamath County, Oregon, at Book No. 2010 Page 003239, 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 Trustee's Notice of Sale and the Notice required by HB3630 (2008) Sections 20 and 21 (amending or supplementing ORS 86.705-86.795) were served pursuant to ORCP 7D.(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 copies of the Trustee's Notice of Sale and the Notice required by HB3630 (2008) Sections 20 and 21 were 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 Trustee's Notice of Sale and the Notice required by HB3630 (2008) Sections 20 and 21 were served upon occupants of the property (if any) described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(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 one or more

affidavits or proofs of service duly recorded prior to the 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 interest in the real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c). Trustee hereby certifies that any valid request for information under 2003 OR Laws Ch 251 have been responded to within the time allowed by the statute. Trustee hereby certifies that notice required under Section 20 and 21, Chapter 19, Oregon Laws was given as required.

Pursuant to said Notice of Sale, the undersigned successor trustee on August 16, 2010, at the hour of 10:00 a.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 trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of **\$84,558.86**, 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 successor trustee by the laws of the State of Oregon and by the trust deed, the successor 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:

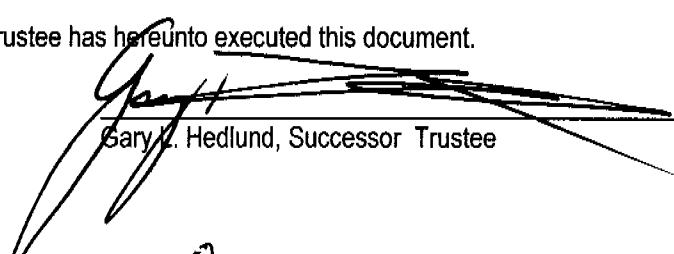
The N1/2 of Lots 12, 13, 14, 15, 16, 17 and 18 in Block 4; and all of Lots 27 and 28 in Block 1 of IDLEREST, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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 of any other legal or commercial entity.

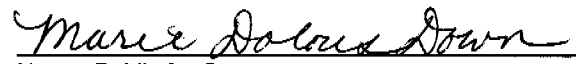
THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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


Gary L. Hedlund, Successor Trustee

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on September 2, 2010, by Gary L. Hedlund.


Notary Public for Oregon
My Commission Expires: 5-23-2014

