

**Fee: \$77.00**

TRUSTEE'S DEED

TRUSTEE'S DEED - 1 -

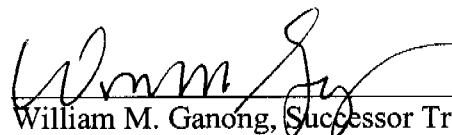
official records of Klamath County, Oregon:

<u>Document</u>	<u>Recording Reference</u>
Appointment of Successor Trustee	2010-011175
Trustee's Notice of Default and Election to Sell	2010-011252
Affidavit of Service of Trustee's Notice of Sale	2010-000671
Affidavit of Mailing Trustee's Notice of Sale and Danger Notice	2011-000672
Affidavit of Publication	2011-000673
Affidavit of Compliance with Sect 3(1) and (2), Chapter 864, Oregon Laws 2009	2011-001371

On February 7, 2011 at 10 a.m., the Successor Trustee sold the real property to the Grantee, the highest bidder at the Trustee's Sale, for good and valuable consideration.

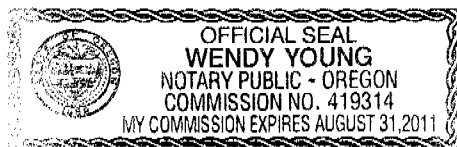
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

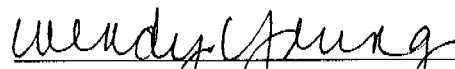
Dated this 8th day of February, 2011.


William M. Ganong, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 8, 2011 by William M. Ganong in his capacity as Successor Trustee.




Notary Public for Oregon
My Commission Expires: 8.31.2011

TRUSTEE'S DEED - 2 -

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF IDAHO, County of Twin Falls) ss.

THIS IS TO CERTIFY That I am the surviving present beneficiary of that certain trust deed in which Carol R. Dewing, as grantor, conveyed to William M. Ganong, as successor trustee, certain real property in Klamath County, Oregon, which trust deed was dated March 6, 2006 and recorded March 16, 2006 in the mortgage records of said county, in Volume M06 at page 04721; thereafter the trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on February 7, 2011; to the best of my knowledge and belief, I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

Dated this 8th day of February, 2011.

Wilma R. Waddell
Wilma R. Waddell
Beneficiary

STATE OF IDAHO, County of Twin Falls) ss.

This instrument was acknowledged before me on February 8th, 2011 by Wilma R. Waddell, as Beneficiary.

Jill M. Ganong
Notary Public for Idaho
My Commission Expires: 11-08-2011