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TRUSTEE'S DEED

2011-005252

Klamath County, Oregon



04/27/2011 02:36:24 PM

Fee: \$42.00

TRUSTEE: J. Spencer S. Taylor, Trustee
SECOND PARTY: Michael B. Ilg, Trustee of Investors Lending Group Profit Sharing Plan
AFTER RECORDING RETURN TO: Law Offices of J. Spencer Taylor P.O. Box 2647 Salem, OR 97308
UNTIL FURTHER NOTICE, PLEASE SEND TAX INFORMATION TO: Investors Lending Group 868 Commercial St. NE, Ste. 2 Salem, OR 97301

THIS INDENTURE, made this 25th day of April, 2011, between J. Spencer S. Taylor, hereinafter called Trustee, and Michael B. Ilg, Trustee of Investors Lending Group Profit Sharing Plan, hereinafter called the second party;

WITNESSETH:

RECITALS:

The grantors, Denny and Michelle Holmes, executed and delivered a certain trust deed for the benefit of David S. Winterton, beneficiary, which was duly recorded on November 19, 2001, in Vol. M01, Page 59193, in the records of Klamath County, Oregon. Michael B. Ilg, Trustee for Investors Lending Group Profit Sharing Plan became the beneficiary under said trust deed by way of an assignment by and between David S. Winterton, Assignor, and Michael B. Ilg, Trustee for Investors Lending Group Profit Sharing Plan, Assignee, dated February 5, 2009 and recorded February 10 2009 in Volume 2009, Page 001665 in the Klamath County Records. J. Spencer S. Taylor was named successor trustee by appointment dated October 25, 2010 and recorded November 10, 2010 as 2010-13136, 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 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 beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of the default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was recorded on November 10, 2010 as 2010-1317, re-recorded on November 19, 2010 as 2010-13448 and recorded a third time on November 30, 2010 as 2010-13707 of said records in the Klamath County records, to which reference is made.

After the recording of 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), 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 guardian, conservator or administrator or executor 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 attempted to be served upon occupants of the property, 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) and service was effected on December 6, 2010 when, after service could not be effected on an occupant as provided in ORS 86.750(1)(a), a Klamath County Sheriff's Deputy posted a copy of the notice of sale in a conspicuous place on the property. Said Sheriff's Deputy returned to the property twice more, each time at least two days after the last service attempt and attempted service on the occupants, but service could not be effected and accordingly, the Sheriff's Deputy posted the notice of sale in a conspicuous place on the property each time he returned and then sent a copy of the notice, bearing the word "occupant" as the addressee, to the property address by first class mail with postage prepaid. If the foreclosure proceedings were stayed and released from 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 address 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 notice to the grantor required under ORS 86.737 was mailed by both first class and certified mail with return receipt requested to the last known address of the grantor at least 120 days before the date the property was sold. All requirements of Section (1) and (2), Chapter 864, Oregon Laws 2009 were complied with. 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 above referenced notices, as well as compliance with above referenced laws, are shown by affidavits and/or proofs of service duly recorded prior to the date of sale as 2011-004055 and 2011-004797 of the official records of Klamath County, Oregon. Those affidavits and proofs, together with the notice of default and election to sell and the notice of sale, are hereby 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 having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740(1)(b), (1)(c) or 1(d).

The true and actual consideration for this conveyance is \$35,116.63.

The agent of the undersigned successor trustee on April 19, 2011, at the hour of 10:00 a.m. of the day, in accord with the standard of time established by ORS 187.110, which was the day and hour 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 at public auction to the second party for the sum of \$35,116.63, the second party being the highest and best bidder at the sale and that sum being the highest and best sum bid for the property.

NOW, THEREFORE, in consideration of the 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 the interest which the grantor had or had the power to convey at the time of the 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 real property described as follows:

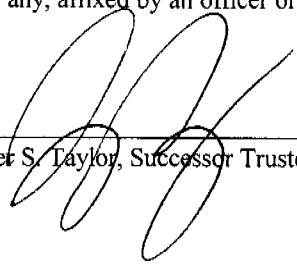
A tract of land lying in the Northwest quarter of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point where the Easterly line of the Dalles-California Highway intersects the North line of Section 20; thence East along the North line of Section 20 a distance of 200 feet, more or less to the Northeast corner of the Northwest quarter of the Northwest quarter of Section 20; thence South along the East line of the Northwest quarter of the Northwest quarter of Section 20, a distance of 200 feet; thence Westerly and parallel with the north line of Section 20 to the Easterly right of way line of the Dalles-California highway; thence Northeasterly along the Easterly right of way line of the Dalles-California Highway to the point of beginning. EXCEPTING THEREFROM that portion deeded to the state of Oregon by and through its state highway commission by deed recorded in volume 271 page 112, records of Klamath County Oregon.

TO HAVE AND TO HOLD the same unto the second party, 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; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by the trust deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above; and the word "person" includes a corporation and any other legal or commercial entity.

THIS INSTRUMENT WILL 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 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.

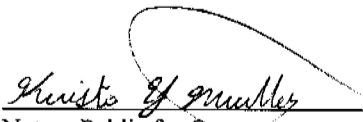
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its corporate name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its board of directors.



J. Spencer S. Taylor, Successor Trustee

STATE OF OREGON)
County of Marion)

The foregoing instrument was acknowledged before me on this 25th day of April, 2011, by J. Spencer S. Taylor, Successor Trustee.



Notary Public for Oregon

My commission expires: 2/28/11

