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AFTER RECORDING RETURN TO:

JOHN R. HANSON
ATTORNEY AT LAW
23 NEWTOWN STREET
MEDFORD, OR 97501

2013-010417
Klamath County, Oregon
09/13/2013 08:59:16 AM
Fee: \$57.00

SEND ALL TAX STATEMENTS TO:

JAMES D. PLUMMER
156 GREENWAY CIRCLE
MEDFOR, OREGON 97504

TRUSTEE'S DEED

THIS INDENTURE, made this 6th day of September, 2013, between JOHN R. HANSON, ATTORNEY AT LAW, hereinafter SUCCESSOR TRUSTEE, and JAMES D. PLUMMER, hereinafter GRANTEE.

The true consideration for this conveyance is the sum of One Hundred Thirty-Six Thousand Six Hundred Twenty Dollars (\$136,620.00).

RECITALS

DK2 ENTERPRISES L.P., a limited partnership as the GRANTOR, executed and delivered to ASPEN TITLE AND ESCROW COMPANY, INC., an Oregon Corporation, as TRUSTEE, for the benefit of JAMES D. PLUMMER, AS BENEFICIARY, a Trust Deed recorded on May 28, 2008 as Document No. 2008-007730 in the Official Records of Klamath County, Oregon.

John R. Hanson, Attorney at Law, was substituted as Trustee pursuant to Document No. 2013-003823 recorded on April 10, 2013, in the Official Records of Klamath County, Oregon.

The real property described in the Trust Deed was conveyed by the Grantor to the Trustee to secure, among other things, the performance of certain obligations secured by the Trust Deed as stated in the Notice of Default and the default was still in existence at the time of the Trustee's sale.

By reason of said default, the owner and holder of the obligations secured by said Trust Deed, being the Beneficiary therein named or their successor-in-interest, declared all sums so secured immediately due and owing. A Notice of Default and Election to Sell, pursuant to ORS 86.735 and 86.745, containing the requisite statutory allegations was recorded in the Official Records of Klamath County, Oregon on April 10, 2013 as Document No. 2013-003825.

After the recording of said Notice of Default and Notice of Sale as aforesaid, the undersigned Successor Trustee gave notice of the time for and the place of sale of said real property as fixed by him and as required by law; copies of the Successor Trustee's said Notice of Default and Notice of Sale were served pursuant to ORCP 7D(3) or mailed by both first class and certified mail with return receipt requested to the last known addresses of all persons or their legal representatives named in ORS 86.740(1); the notice prescribed in ORS 86.745 was served upon all 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 day the Successor Trustee conducted the sale pursuant to ORS 86.750(1). The Trustee caused to be published a copy of the Notice of Sale in a newspaper of general circulation in the county in which the property is situated once a week for four (4) successive weeks with the last publication being made more than 20 days prior to the date the Successor Trustee conducted the sale pursuant to ORS 86.750(2). On or before the date of the sale, the Successor Trustee recorded the Trustee's Notice of Sale, an Affidavit of Publication of the Notice of Sale and an Affidavit of Compliance with ORS 86.737, Chapter 865, Oregon Laws 2009 in the Official Records in the county or counties in which the property described in the deed is situated pursuant to ORS 86.750(3). The documents were recorded on June 30, 2011, as Document No. 2011-019276. The undersigned Successor Trustee has and had no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or in said described real property.

The undersigned Successor Trustee on August 27, 2013, at the hour of 2:00 p.m., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon him by said Trust Deed, sold said real property in one parcel at public auction to **JAMES D. PLUMMER** for the sum of One Hundred Thirty-Six Thousand Six Hundred Twenty Dollars (\$136,620.00).

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

**LOT 11, BLOCK 14, WEST CHILOQUIN, ACCORDING TO THE
OFFICIAL PLAT THEREOF IN THE OFFICE OF THE CLERK OF
KLAMATH COUNTY, OREGON.**

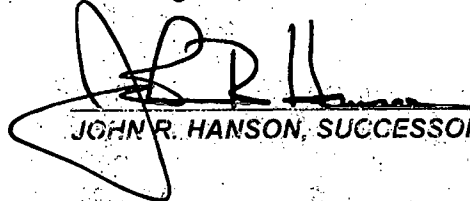
TO HAVE AND TO HOLD the same unto the Grantee, his heirs, successors in interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and 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 said Trust Deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE

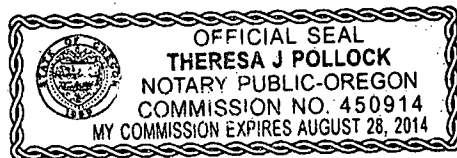
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.830, 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

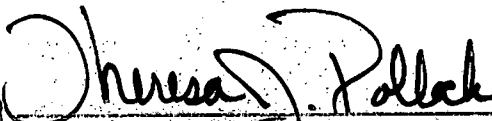
IN WITNESS WHEREOF, the undersigned Successor Trustee has hereunto set his hand.


JOHN R. HANSON, SUCCESSOR TRUSTEE

STATE OF OREGON)
) ss.
County of Jackson)

On this 1st day of September, 2013, before me personally appeared JOHN R. HANSON, SUCCESSOR TRUSTEE, and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
Commission Expires: 8/28/2014