

When Recorded Return to:

FCL42791-EU

Mr. Samuel F. Orr
Rt. 1, Box 127B
Haines, Oregon 97833

140006

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 15th day of November, 1991, between STEWART TITLE OF NORTHEASTERN NEVADA dba FRONTIER TITLE COMPANY, a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and SAMUEL F. ORR, herein called Grantee,

WITNESSETH

WHEREAS, STANLEY E. BOLTZ and KAREN R. BOLTZ, Husband and Wife, by Deed of Trust dated September 30, 1988, and recorded November 3, 1988, in Book 190, Page 261, as Document No. 124508, Official Records, in the Office of the County Recorder of Eureka County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of one certain promissory note(s) and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on May 23, 1991, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on June 24, 1991, in the Office of the County Recorder of Eureka County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 223, Page 523, as Document No. 137189, of Official Records, of said County, and

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes, in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in the EUREKA SENTINEL, a newspaper of general circulation printed and published in said County of Eureka, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 15th day of November, 1991, at the hour of Ten o'clock, A.M. of said day, in the front lobby of Frontier Title Company,

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445 Fifth Street, in the City of Elko, County of Elko, State of Nevada, and

WHEREAS, true and correct copies of said Notice were posted in three of the most public places in the Elko Judicial Township in the County of Elko, State of Nevada, in which said sale was noticed to take place, and three of the most public places in the Eureka Judicial Township in the County of Eureka, State of Nevada, in which the premises to be sold are situated, and in a conspicuous place on the land so noticed to be sold for not less than twenty days before the date of sale therein fixed, and

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldier's and Sailors's Relief Act of 1940, said Trustee, at the time and place did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of NINETEEN THOUSAND, FIVE HUNDRED, THIRTY-TWO & 70/100 Dollars (\$19,532.70), said Grantee being the highest and best bidder therefore.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto the said Grantee, all that certain property situate in the County of Eureka, State of Nevada, described as follows:

Lots 12 and 13, Block 2, Crescent Valley Ranch and Farms, Unit No. 1 Subdivision, as appears on the official map or plat thereof on file in the Office of the Eureka County Recorder, Eureka, Nevada.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

TOGETHER WITH the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF the said STEWART TITLE OF NORTHEASTERN NEVADA dba FRONTIER TITLE COMPANY, as Trustee, has this day caused its corporate name to hereunto affixed by its Vice President thereunto duly authorized by resolution of its Board of Directors.

STEWART TITLE OF NORTHEASTERN NEVADA, a
Nevada corporation dba
FRONTIER TITLE COMPANY

By:

Colleen M. Memeo
Colleen M. Memeo, Vice President

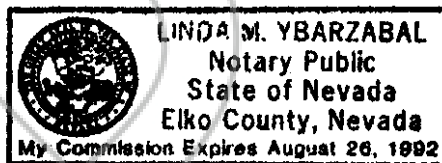
STATE OF NEVADA)

ss.

COUNTY OF ELKO)

On this 15th day of November, 1991, personally appeared before me, a Notary Public, Colleen M. Memeo, Vice President, who acknowledged that he executed the above instrument on behalf of Frontier Title Company.

Linda M. Ybarzabal
Notary Public



APN 2-027-26

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Frontier Title
'92 FEB 28 AM 12:22
Company
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEE \$ 7.00

140006

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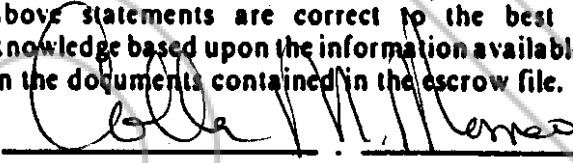
DECLARATION OF VALUE

Recording Date 2/28/92 Book 232 Page 250 Instrument # 140006

Full Value of Property Interest Conveyed \$ _____
 Less Assumed Liens & Encumbrances - _____
 Taxable Value (NRS 375.010, Section 4) \$ 19,532⁷⁰**
 Real Property Transfer Tax Due \$ 26⁰⁰

If exempt, state reason. NRS 375.090, Section _____ Explain:

**Based on successful bid at Trustee's Sale plus costs of the Trustee

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.
Signature of Declarant	 Signature of Declarant
Name (Please Print)	Colleen M. Memeo
Address	Name (Please Print) <u>FCU 42791-EU</u>
City State Zip	Escrow Number Frontier Title Company
	Firm Name 445 Fifth Street
	Address Elko, Nevada 89801
	City State Zip

Tax paid for the above transfer on Feb 28th, 19 92.
 per NRS 375.030, Section 3.


 Signature of Recorder or Representative