

When recorded return to: _____ R.P.T.T. \$ 22.00 No. _____

COPELAND LUMBER YARDS, INC.
Attn: Larry Worlein
901 N.E. Glisan Street
Portland, Oregon 97232

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made April 19, 1984 between

TICOR TITLE INSURANCE COMPANY, a California corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and _____

COPELAND LUMBER YARDS, INC.

(herein called GRANTEE)

WITNESSETH:

WHEREAS, by Deed of Trust dated April 17, 1980, and recorded April 17, 1980
as Document No. 43764 in Book 480 at page 1049-1056
of Official Records in the Office of the County Recorder of Douglas
County, Nevada,

G.W. RABEL and MARIE RABEL, husband and wife, as Joint Tenants
did grant and convey the property herein described to TICOR TITLE INSURANCE COMPANY
OF CALIFORNIA upon the Trusts therein expressed, to secure,
among other obligations, payment of that certain promissory note _____ and interest,
according to the terms thereof; other sums of money advanced, and interest thereon; and

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

WHEREAS, on November 23, 1983 the Owner of said note executed and delivered to Trustee written Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust was recorded December 19, 1983 as Document No. 092896 in Book 1283 at page 2211 of Official Records in the Office of the County Recorder of said County; and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the Township of Eastfork, County of Douglas State of Nevada, and fixing the time and place of sale as April 19, 1984 at 9:00 o'clock A. M. at the front entrance of the office of the trustee located at 160 W. Liberty St. Reno, Nevada and caused a copy of said Notice to be posted for twenty days successively in three public places in the City or Township of Eastfork where said property is located, and in three public places in the City of Reno, where said property was to be sold; and said Trustee caused a copy of said Notice to be published once a week for three successive weeks before the date of sale in Record Courier and Reno Gazette-Journal, a newspaper of general circulation printed and published in the County in which said real property is situated, the first date of such publication being March 29, 1984, April 5, 1984 and April 12, 1984; and,

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WHEREAS, copies of said recorded Notice of Default and said Notice of Sale were mailed to all those who were entitled thereto in accordance with Section 107.090 of the Nevada Revised Statutes; and **BOOK 484 PAGE 1766**

WHEREAS, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, at the time and place fixed as aforesaid _____, Trustee did sell at public auction, the property hereinafter described, to Grantee, the highest bidder, for the sum of \$ 20,000.00 paid in lawful money of the United States of America by the satisfaction of the indebtedness then secured by the said Deed of Trust, pro tanto.

NOW THEREFORE, Trustee, in consideration of the premises recited and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in the _____ County of Douglas, State of Nevada, described as follows:

All that certain parcel of real property located in the County of Douglas, State of Nevada consisting of The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 14 North, Range 21 East, M.D.B.&M.

IN WITNESS WHEREOF, said Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF NEVADA } ss.
COUNTY OF Washoe

On April 19, 1984 personally appeared before me, a Notary Public, in and for said County and State, Robert A. Christie and Suwane Brown, known to me to be the Officers of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

TICOR TITLE INSURANCE COMPANY
as Trustee aforesaid.

By [Signature]
Vice President
Robert A. Christie

By [Signature]
(Assistant Secretary)
Suwane Brown

Signature [Signature]
Beverly Jean Jaehnic
(Name) (Typed or Printed)



REQUESTED BY
Northern Nevada Title Company
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
1984 APR 23 PM 1:42

SUZANNE BEAUDREAU
RECORDER
(THIS AREA FOR RECORDER'S USE)

099840

(This area for official notarial seal)

[Signature]
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Sep.