

99034  
TRUSTEE'S DEED Vol 65 Page 102

10-5-9  
THIS INDENTURE, made this 7th day of July, 1965, by and between  
WALTER H. PENDERGRASS, as successor Trustee under that certain Trust Deed here-  
inafter described (hereinafter called Trustee), and FIRST NATIONAL BANK OF  
OREGON, a national banking association (hereinafter called Purchaser),  
WITNESSETH:

On the 27th day of February, 1964, Andrew G. Campbell and Barbara A.  
Campbell, husband and wife, (hereinafter called the Grantors), for a valuable  
consideration to them paid by The First National Bank of Oregon, Portland (the  
name of which has since been changed to First National Bank of Oregon, herein-  
after referred to as Beneficiary), and for the purpose of securing the perform-  
ance of the obligations and the payment of the promissory note and other sums  
therein described, did make, execute and deliver to Oregon Title Insurance  
Co., as Trustee, their certain Trust Deed on and covering the real property  
hereinafter described, which Trust Deed was recorded on February 27, 1964, in  
Book 222 at page 35 of Records of Mortgages of Klamath County, Oregon.

By that certain instrument dated February 9, 1965, Oregon Title Insurance  
Co. did resign as such Trustee, and by that certain instrument dated February  
10, 1965 and recorded February 11, 1965 in Book 228 at page 517 of Mortgage  
Records of Klamath County, Walter H. Pendergrass was appointed successor Trustee  
and ever since has been and now is acting as such. Subsequent to the execution  
and delivery of said Trust Deed the Grantors did default in the performance of  
their obligations thereunder by failing to pay the monthly installments on the  
promissory note therein described and secured thereby which matured in the  
months of November, December, 1964, and January, February, 1965; all as stated  
in the Beneficiary's Notice of Default and Election to Sell dated February 10,  
1965, and recorded February 11, 1965 in Book 228 at page 515 of Mortgage records  
of Klamath County, to which reference is hereby made.

By reason of such default the Trustee did make and cause to be published  
in the Herald & News, a newspaper of general circulation throughout the County  
of Klamath, State of Oregon, on March 3, 10, 17, 24, 1965, a Trustee's  
Notice of Sale and did mail said Notice to the Grantors and other interested

parties in the manner provided by statute, as more particularly stated in the Affidavit of Publication recorded March 30, 1965, in Book 229 at page 347, and in the Affidavit of Mailing recorded on March 30, 1965, in Book 229 at page 344 of Mortgage Records of Klamath County, State of Oregon, to both of which Affidavits reference is hereby made.

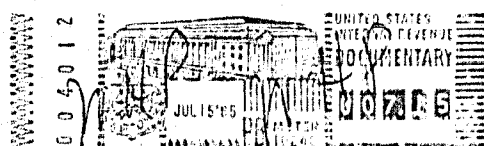
Pursuant to said Notice of Sale as so published and mailed, the Trustee did offer said property for sale at the time and place stated in said Notice and did sell the same, at public auction, to First National Bank of Oregon, a national banking association (Purchaser) for the sum of \$6,400.00, said sum being the highest and best sum bid for said property, and has received from the Purchaser the full amount of the purchase price therefor.

NOW, THEREFORE, in consideration of the payment of the sum of money aforesaid, the receipt of which is hereby acknowledged, and in compliance with the provisions of statute, the Trustee does hereby grant, bargain, sell and convey to the Purchaser, its successors and assigns, the following described real property situate in the County of Klamath, State of Oregon, to-wit:

Lot 21, Block 5, LENOX, in Klamath County, Oregon;  
together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said First National Bank of Oregon, a national banking association, its successors and assigns, forever.

IN WITNESS WHEREOF, the Trustee has caused these presents to be executed the day and year first above written.

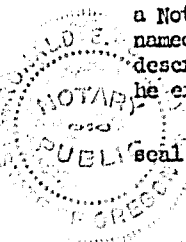


*Walter H. Pendergrass*  
Trustee

STATE OF OREGON }  
County of Multnomah } ss.

On this 7th day of July, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Walter H. Pendergrass who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



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*Walter H. Pendergrass*  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 3-10-68



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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Title Insurance Co.  
this 20 day of July A. D. 1965 at 10:46 o'clock M., and  
duly recorded in Vol. 1165, of Deeds on Page 102

DOROTHY ROGERS, County Clerk

Fee 1.50

By John M. Tucker