

TRUSTEE'S DEED

THIS INDENTURE, Made this 31st day of March, 1967, between James A. Redden, hereinafter called trustee, and Federal National Mortgage Association, a corporation organized under an Act of Congress & existing pursuant to the FNMA Charter Act, hereinafter called the second party;

WITNESSETH:

RECITALS:

James B. Cox and Shirley M. Cox, husband and wife, as grantors executed and delivered to Pacific Title Insurance Company, as trustee, for the benefit of Neal J. Hardy, of Washington, D.C., as Federal Housing Commissioner, his successors and assigns, Sept. 18, 1962, in a certain trust deed dated August 31, 1962, duly recorded on Sept. 18, 1962, in the mortgage records of Klamath County, Oregon, in book 212 at page 638 thereof. In and by said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary as set forth in said trust deed. The said grantor thereafter defaulted in his performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary named in said trust deed, or his successor in interest, declared all sums secured by said trust deed immediately due and owing; a notice of said default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy the obligations of the grantor aforesaid was recorded in the mortgage records of said county on November 18, 1966, in book M66 at page 11850 thereof, to which reference now is made.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by him and as required by law; copies of the trustee's said notice of sale were mailed by U. S. registered or certified mail to all persons entitled by law to such notice at their respective last known addresses; the persons named in subsection 1 of Section 86.750 were timely personally served with said notice of sale, all as provided by law and at least 120 days before the day so fixed for said trustee's sale. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the mortgage records of said county, said affidavits and proofs, together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. On the date of said notice of sale, the undersigned trustee had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or interest in said described real property subsequent to the interest of the trustee in the trust deed.

Pursuant to said notice of sale, the undersigned trustee on March 31, 1967, at the hour of 11:00 o'clock, A.M., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, ~~(which was the time and place 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 the said second party for the sum of \$11,613.78, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.~~

NOW, THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof hereby is acknowledged, and by virtue of the authority vested in said trustee by the laws of the State of Oregon and by said 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 by him 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 following described real property, to-wit:

Lots Five (5) and Twenty-Eight (28) of ROSELAWN, a Subdivision of Block Seventy (70), Buena Vista Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon, also all that portion of vacated alley lying between said Lots Five (5) and Twenty-Eight (28) of Roselawn.

Subject to easements, conditions and restrictions of record, if any.

TO HAVE AND TO HOLD the same unto the second party, his heirs and assigns forever.

*Delete the words in this parenthesis if not applicable.

44

2655

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.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

James A. Redden (SEAL)
 (SEAL)
 (SEAL)

(If executed by a corporation,
 affix corporate seal)

TRUSTEE'S DEED

(FORM No. 900)

STEVENS LAW PUB. CO., PORTLAND, ORE.

Trustee

TO

Second Party

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13 day of April, 1967, at 1:05 o'clock P.M., and recorded in book M-67 on page 2654. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder

By *James A. Redden*

Fee \$3.00

Dorothy Rogers

AFTER RECORDING RETURN TO

Collins & Redden
 107 East Main St.
 Medford, Oregon 97501

(If the signer of the above is a corporation,
 use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,

County of Jackson

March 31, 1967.

Personally appeared the above named

James A. Redden

and acknowledged the foregoing instrument to be

his voluntary act and deed.

Before me,

(OFFICIAL
SEAL)*Margaret E. Bell*

Notary Public for Oregon

My commission expires: 12-7-68

STATE OF OREGON, County of

19

Personally appeared

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

a corporation, and that the seal affixed to the

foregoing instrument is the corporate seal of said corporation and that said

instrument was signed and sealed in behalf of said corporation by authority

of its board of directors; and each of them acknowledged said instrument

to be its voluntary act and deed.

Before me,

Notary Public for Oregon

My commission expires:

45

(OFFICIAL
SEAL)