

TRUSTEE'S DEED

THIS INDENTURE, Made this 14th day of January, 1969, between William Ganong, called trustee, and First Federal Savings and Loan Association of Klamath Falls, hereinafter called the second party;

WITNESSETH:

RECITALS: Bruce G. Houck and Paule E. Houck (also known as Paula G. Houck), as grantor, husband and wife, executed and delivered to William Ganong, as trustee, for the benefit of First Federal Savings and Loan Association of Klamath Falls, as beneficiary, a certain trust deed dated April 2, 1963, duly recorded on April 5, 1963, in the mortgage records of Klamath County, Oregon, in book 216 at page 356 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 an obligation 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 beneficiary's 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 and gave notice of said default, containing his 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; said notice of default was recorded in the mortgage records of said county on September 3, 1968, in book M-68 at page 7946 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 the 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 occupants of said real property were timely personally served with said notice of sale and a copy of said notice was posted in a conspicuous place on said real property, 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, publication and posting 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 beneficiary's 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 January 14, 1969, at the hour of 10:00 o'clock A. M., Pacific Standard Time, of said day, 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 the said second party for the sum of \$27,393.94, 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, 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:

Lot 1 and the Northwesterly rectangular one-half of Lot 2 in Block 40 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, saving and excepting therefrom a 20 foot strip off the extreme Southwest side of said Lots given to the County to widen the alley through said Block into a 40 foot street, said property in Klamath County, Oregon.

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

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.

William Ganong (SEAL)

(SEAL)

(SEAL)

(If executed by a corporation,
affix corporate seal)

TRUSTEE'S DEED

(FORM No. 900)

STEVENS-REES 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 20th day of January, 1969, at 9:55 o'clock A.M., and recorded in book M-69 on page 168. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D. Milne

County Clerk-Recorder

By *Alma J. Milne*

Fee: \$3.00

Deputy

AFTER RECORDING RETURN TO

G. G. G.

(If the trustee who signs above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF ~~Oregon~~ Arizona } ss.
County of ~~Maricopa~~ }
January 17, 1969
Personally appeared the above named

William Ganong
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,
Barbara A. McCrea
Notary Public for ~~Oregon~~ Arizona
My commission expires July 15, 1972

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, who being duly sworn, did say that he is the _____ 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 on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(SEAL)