

30428

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TRUSTEE'S DEED

THIS INDENTURE made this 20th day of March, 1969, between Transamerica Title Insurance Company, a corporation, as trustee, by virtue of a certain appointment of successor trustee dated the 23rd day of September, 1968, and recorded September 27, 1968, in Volume M-68, Page 8810 of the Mortgage Records of Klamath County, Oregon, and First National Bank of Oregon hereinafter called purchaser;

W I T N E S S E T H :

WHEREAS Glen A. Abbott and Melba V. Abbott, as grantor, executed and delivered to Oregon Title Company of Klamath County, as Trustee, for the benefit of The First National Bank of Oregon, Portland (now known as First National Bank of Oregon, a national banking association), as Beneficiary, a certain Deed of Trust dated September 13, 1962, duly recorded on September 14, 1962, in Book 2127, page 568, of the Mortgage Records of Klamath County, Oregon, and

WHEREAS in and by said trust deed the real property therein and hereinafter described was conveyed by said grantors to said trustee to secure, among other things, the performance of certain obligations of the grantors to said Beneficiary as set forth in said trust deed; and

WHEREAS said grantors thereafter defaulted in their 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; and

WHEREAS, 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, declared all sums secured by said trust deed immediately due and owing, and

WHEREAS an amended notice of said default, containing an election to sell said real property and to foreclose said trust deed by advertisement and sale to satisfy the obligations of the grantors aforesaid, was recorded in the Mortgage Records of said county on November 4, 1968, in Volume M-68 on page 9841, to which reference is now made; and

WHEREAS, after the recording of said notice of default as aforesaid, the undersigned trustee gave notice of the time and place of sale of said real property as fixed by it and as required by law, and copies of the trustee's said notice of sale were mailed by United States registered or certified mail to all persons entitled by law to such notice at their respective last-known addresses; and

WHEREAS 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; and

WHEREAS the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which said real property is situated once a week for four successive weeks, and the last publication of said notice occurred at least 20 days prior to the date of such sale; and

WHEREAS 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

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; and

WHEREAS 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; and

WHEREAS pursuant to said notice of sale, the undersigned trustee on March 20, 1969, at the hour of 10 a.m., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale in said amended notice of default, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon it by said trust deed, sold said real property in one parcel at public auction to said purchaser for the sum of \$ 12,367.63, it 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 said sum so paid by the purchaser 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 purchaser all the interest which the grantors had or had the power to convey at the time of the execution by them of the said trust deed, together with any interest said grantors or their successors in interest acquired after the execution of said trust deed in and to the following described real property, to wit:

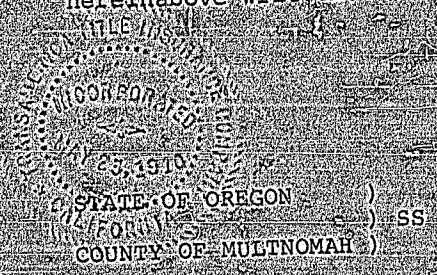
Lot 21 and 22, Block 1, SUNNYLAND

in the City of Klamath Falls,
Klamath County, Oregon

2200

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

IN WITNESS WHEREOF Transamerica Title Insurance Company has caused its corporate name to be hereto signed by its officer duly authorized by order of its Board of Directors, the date first hereinabove written.



TRANSAMERICA TITLE INSURANCE COMPANY
By Kenneth R. Schramm
Its Assistant Vice President

On this 25th day of March, 1969, before me, a notary public in and for said county and state, personally appeared the within-named Kenneth R. Schramm to me known, who being first duly sworn did say that he, said Kenneth R. Schramm is the Assistant Vice President of TRANSAMERICA TITLE INSURANCE COMPANY, the corporation hereinbefore named; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and said Kenneth R. Schramm acknowledged the execution of said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal, the date first hereinabove written.

W. D. Milne
Notary Public for Oregon
My commission expires: May 31, 1972

STATE OF OREGON, COUNTY OF KLAMATH ss
Filed for record at request of Transamerica Title Ins. Co.
this 26th day of March, A.D. 1969, at Medford,
duly recorded in Vol. M-59, of Page 2197
W. D. MILNE, County Clerk
Fee: \$6.00

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