

TRUSTEE'S DEED

THIS INDENTURE, Made this 30th day of August, 1971, between
H. F. SMITH, hereinafter

called trustee, and GOVERNMENT NATIONAL MORTGAGE ASSOCIATION, a corporation,
hereinafter called the second party, organized under an Act of Congress and existing
pursuant to Title III of the NATIONAL HOUSING ACT, hereinafter called second party; WITNESSETH:

RECITALS: WILBERT L. CASPELL and CARLENE C. CASPELL, as grantor,
executed and delivered to OREGON TITLE INSURANCE COMPANY, a corporation, as trustee,
for the benefit of COMMONWEALTH, INC., a corporation, as beneficiary,
a certain trust deed dated March 24, 1967, duly recorded on April 3, 1967, in
the mortgage records of Klamath County, Oregon, in book M-67 at page 2256 thereof.

In 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. 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 bene-
ficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a no-
tice of said default, containing an election to sell the said real property and to foreclose said trust deed by advertise-
ment and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on
April 12, 1971, in book M-71 at page 3140 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 Oregon Revised Statutes 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 publica-
tion of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publica-
tion 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 August 30, 1971, at the hour of
10 o'clock, A.M., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes,
which was the day and hour to which said sale was postponed for reasons and as expressly permitted by subsection
2 of Section 86.750, Oregon Revised Statutes, 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 \$17,257.07 he being the high-
est and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and
actual consideration paid for this transfer is the sum last stated in terms of dollars. However, the actual con-
sideration consists of or includes other property or value given or promised which was the actual consideration (state
which).

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof
is acknowledged, and by 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 interest which the grantor had or had the power to con-
vey at the time of grantor's execution 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 15, Block 1, KELENE GARDENS, Klamath County, Oregon

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

*Delete the words in this parenthesis if not applicable.

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Ch. 462, Oregon Laws 1967, as amended by the 1967 Special Session.

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; 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.

H. F. Smith

(If executed by a corporation,
affix corporate seal)

TRUSTEE'S DEED

(FORM No. 900)

STEVENS-NESS LAW FIRM, P.C., PORTLAND, ORE.

Trustee

TO

Second Party

STATE OF OREGON,

County of Klamath.

I certify that the within instrument was received for record on the 13th day of September, 1971, at 11:13 o'clock A.M., and recorded in book M71 on page 9719. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Agatha Campbell* Deputy.

AFTER RECORDING RETURN TO

Cumbeurath Inn

421 SW 6th

Portland, Ore

Jack Chast

Fee \$3.00

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

STATE OF OREGON,

County of Klamath

August 30, 1971

Personally appeared the above named *H. F. Smith*, Trustee,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/13/73

(ORS 93.490)

STATE OF OREGON, County of _____, 19____,) ss.

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

(OFFICIAL SEAL)