

1967

87323

TRUSTEE'S DEED

Vol. 12 Page 9908

THIS INDENTURE, Made this 31 day of August, 1972, between
 JOHN L. DUBAY, Successor
 called trustee, and FEDERAL NATIONAL MORTGAGE ASSOCIATION
 hereinafter called the second party;

WITNESSETH:

RECITALS: DON D. MUIR and SHARON MUIR, husband and wife, as grantor,
 executed and delivered to Klamath County Title Company, as trustee,
 for the benefit of UNITED STATES NATIONAL BANK OF OREGON, as beneficiary,
 a certain trust deed dated October 29, 1969, duly recorded on November 6, 1969, in
 the mortgage records of Klamath County, Oregon, in book M-69 at page 9371, 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 24, 1972, in book M-72 at page 4275 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
 of sale in the mortgage records of said county, 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 31, 1972, at the hour of
 10:00 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 by the trustee's notice of sale) 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 \$10,131.58, 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, in the event of a
 subsequent sale of the property, the sum last stated in terms of dollars shall be the actual consideration paid for the property,
 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:

Beginning at a point in the West line of Rogers Street (formerly Paul Street)
 420 feet Southerly from the Southeast Corner of Lot 4 in Block 8; LAKESIDE
 ADDITION to the City of Klamath Falls, Oregon; and running thence Southerly
 along the Westerly line of Rogers Street, 60 feet; thence Westerly at
 right angles to first course, 100 feet; thence Northerly parallel with
 first course 60 feet; thence Easterly 100 feet to the point of beginning,
 being situated in Lot 2 of Section 32, Township 38 South, Range 9 East
 of Willamette Meridian, and being that parcel of land formerly designated
 as Lot 12 of Block 8, LAKESIDE ADDITION to Klamath Falls, Klamath County,
 State of 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.

24.00

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.

John L. DuBay
John L. DuBay, Successor Trustee

(If executed by a corporation,
affix corporate seal)

TRUSTEE'S DEED

(FORM No. 900)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

Trustee

TO

Second Party

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of Sept., 19 72, at 10:17 o'clock A.M., and recorded in book W72 on page 9908 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

COUNTY CLERK

Title

By *W. D. Milne* Deputy.

FEE \$1.00

AFTER RECORDING RETURN TO

Van Dyke DuBay Relictor + Paulson P.C.
110. East 6th
Medford Ore
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 ss.

August 31, 19 72

Personally appeared the above named

John L. DuBay

and acknowledged the foregoing instrument to be

his voluntary act and deed.

Before me,

(OFFICIAL
SEAL)

Guinda L. Gilmore

Notary Public for Oregon

My commission expires: 11/6/72

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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:

(OFFICIAL
SEAL)