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TRUSTEE'S DEED

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THIS INDENTURE, Made this 2nd day of October, 1972,  
between TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee, and  
First National Bank of Oregon, hereinafter  
called purchaser;

W I T N E S S E T H :

WHEREAS John Edward Chambers and Gabriella Chambers,  
husband and wife, 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, as Beneficiary, a  
certain Trust Deed dated March 18, 1963 and duly recorded on  
March 19, 1963, in Book 216, page 153, of the Record of Mortgages  
of Klamath County, Oregon; and

WHEREAS Transamerica Title Insurance Company was appointed  
successor trustee by a certain instrument dated April 19, 1972, and  
recorded April 24, 1972, in Book M-72, at page 4295, of the Micro-  
film Records of Klamath County, Oregon; and

WHEREAS John Edward Chambers and Gabriella Chambers,  
husband and wife, executed and delivered to Transamerica Title  
Insurance Company, as Trustee, for the benefit of First National Bank  
of Oregon, as Beneficiary, a certain Trust Deed dated November 19,  
1969, and duly recorded November 20, 1969, in book M-69, at page 9743  
of the Microfilm Records of Klamath County, Oregon; and

WHEREAS in and by said Trust Deeds 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 Grantor to said Beneficiary as set forth  
in said Trust Deeds; and



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WHEREAS said Grantor thereafter defaulted in their performance of the obligations secured by said Trust Deeds 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 Deeds, being Beneficiary named in said Trust Deeds, declared all sums secured by said Trust Deeds immediately due and owing; and

WHEREAS a notice of said default, containing an election to sell said real property and to foreclose said Trust Deeds by advertisement and sale to satisfy the obligations of Grantor aforesaid, was recorded in the Microfilm Records of said county on April 28, 1972, in Book M-72, at page 4533, 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 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, Oregon Revised Statutes, were timely personally served with said notice of sale, all as provided by law, and at least 120 days before the date so fixed for said Trustee's sale; and

WHEREAS 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



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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 Microfilm Records of said county, said affidavits and proofs, together with said notice of default and election to sell and 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 trustee in said Trust Deeds; and

WHEREAS, pursuant to said notice of sale, the undersigned Trustee on October 2, 1972, at the hour of 11 a.m., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale on said 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 Deeds, sold said real property in one parcel at public auction to said purchaser for the sum of \$ 22,500.00 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 Deeds, Trustee does hereby convey unto purchaser all the interest which Grantor had or had power to convey at the time of the execution by them of said Trust Deeds, together with any interest said Grantor or their successors in interest acquired after the execution of said

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Trust Deeds in and to the following-described real property, to wit:

Lot 21, Block 36, HOT SPRINGS ADDITION to the  
City of Klamath Falls, County of Klamath Falls,  
State of Oregon

TO HAVE AND TO HOLD the same unto purchaser, its succe-  
sors 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



STATE OF OREGON )  
COUNTY OF ) ss

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On this 2nd day of ~~September~~ <sup>October</sup>, 1972, 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 an Assistant Secretary 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.

*[Signature]*  
Notary Public for Oregon  
My commission expires: Sept. 8, 1975

re-recorded - indexed in Mortgages should be  
STATE OF OREGON, } in Deeds  
County of Klamath } ss.

Filed for record at request of:  
TRANSAMERICA TITLE INS. CO  
on this 12th day of OCTOBER A. D., 19 72  
at 8:26 o'clock A M. and duly  
recorded in Vol. M 72 of DEEDS  
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WM. D. MILNE, County Clerk  
By *[Signature]*  
Fee NO FEE Deputy.

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
TRANSAMERICA TITLE INS. CO  
on this 3rd day of OCTOBER A. D., 19 72  
at 3:59 o'clock P M. and duly  
recorded in Vol. M 72 of MORTGAGES  
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WM. D. MILNE, County Clerk  
By *[Signature]*  
Fee \$ 10.00 Deputy.

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