

Vol. 116 Page 74  
TRUSTEE'S DEED 8619

called trustee, and  
hereinafter called the second party;

WITNESSETH:

Kenneth L. Pheanis and Catherine V. Pheanis, as grantor, executed and  
as trustee, for the benefit  
RECITALS: Klamath County Title Company, as beneficiary, a certain trust deed  
delivered to Firstbank Mortgage Corporation, in the public records  
of August 23, 1972, duly recorded on September 26, 1972, in the public records  
dated August 23, 1972, in book M72 at page 10904, or as file/reel number  
of Klamath County, Oregon, in book M72 at page 10904, or as file/reel number  
(indicate which). 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 bene-  
ficiary. 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 beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the public records of said county on February 13, 1974, in book R 12 at page 2391 thereof or as file/reel number (indicate which), to which reference now is made.

ment and sale to satisfy said debt, as provided by law, at page \_\_\_\_\_, in book M-12, \_\_\_\_\_, 1974, \_\_\_\_\_, which), 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 publication of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more 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.

\_\_\_\_\_ 1974, at the hour of \_\_\_\_\_ o'clock P.M., as established by Section 187.110, Oregon Revised Statutes, \_\_\_\_\_, admitted by subsection \_\_\_\_\_ of said notice of sale, the undersigned trustee on July 15, \_\_\_\_\_

trustee's deed as fully as it set out in said deed, and no actual notice of any person, other than the persons named in said deed, 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 July 15, 1974, at the hour of 9:30 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 86.755, Oregon Revised Statutes) (delete words in parenthesis if inapplicable), 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 \$25,000.00 being the highest 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. ~~XXXXXX THE SECOND PARTY HEREBY CERTIFIES THAT THE ABOVE STATED AMOUNT WAS FULLY PAID BY HIM TO THE TRUSTEE OF THE TRUST DEED DATED 11/15/73 FOR THE PURCHASE OF THE ABOVE DESCRIBED REAL PROPERTY.~~ (The sentence between symbols X, if not applicable, should be deleted. See ORS 93.030.) THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is hereby acknowledged by the said trustee by the laws of the State of Oregon and by said trustee, he hereby certifies that he is duly qualified to execute this deed and that he had the power to convey the above described real property to the said second party.

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 convey 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 18, Block 7, Tract 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

(CONTINUED ON REVERSE SIDE)

STATE OF OREGON,

County of \_\_\_\_\_  
 I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_  
 Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

By [Signature] Recording Officer  
Deputy

CHARTER'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Crane & Bailey  
325 Main Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Firstbank Mortgage Corporation  
Securities Bldg., Seattle, WA  
98101 - Attn: John Kapek

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

8620

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

*Victor W. VanKoten*  
Victor W. VanKoten  
Successor Trustee

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County Multnomah

July 15, 1974  
Personally appeared the above named Victor W. VanKoten and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
*Teri L. Mcaney*  
(SEAL) Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of ) ss.  
19

Personally appeared who, being duly sworn, 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:

(SEAL)

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
GRATE & PATLEY

on this 15th day of July A.D. 1974  
at 2:52 o'clock P.M. and duly  
recorded in Vol. 1174 of MORTGAGES  
Page 8619  
Wm D. MILNE, County Clerk  
By *Harold D. ...* Deputy  
Fee 3.40