

## TRUSTEE'S DEED

THIS INDENTURE, Made this 21st day of October, 1974, between RICHARD A. EDWARDS, as Trustee, by virtue of a certain appointment of successor trustee dated May 7, 1974, and recorded May 9, 1974, in Volume M-74, Page 5786, of the Record of Mortgages of Klamath County, Oregon, and FIRST NATIONAL BANK OF OREGON, hereinafter called purchaser;

## WITNESSETH:

WHEREAS MORRIS P. CASKEY and SUE ANN CASKEY, husband and wife, as Grantor, 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 April 4, 1972, and duly recorded on April 4, 1972, in Volume M-72, Page 3536, of the Record of Mortgages of Klamath County, Oregon; and

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

WHEREAS, in construing this indenture and whenever the context hereof so requires, the word "Grantor" includes any successor in interest to Grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed and their successors in interest; the word "Trustee" includes any successor Trustee and the word "Beneficiary" includes any successor in interest of Beneficiary named in the Trust Deed; and

WHEREAS said Grantor thereafter defaulted in their performance of the obligations secured by said Trust Deed as stated in the notice

Return:  
J. DAVID PETERSEN  
900 S.W. 5TH AVE  
PORTLAND, ORE 97204

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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 Beneficiary named in said Trust Deed, declared all sums secured by said Trust Deed immediately due and owing; and

WHEREAS a 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 Grantor aforesaid, was recorded in the Record of Mortgages of said county on May 20, 1974, in Volume M-74, Page 6235, 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 him 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 any persons referred to in subsection 1 of Section 86.750, Oregon Revised Statutes, and on whom personal service of said notice of sale may have been required by the provisions of said statute, 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

WHEREAS the mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service

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duly recorded prior to the date of sale in the Record of Mortgages 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 the Trust Deed; and

WHEREAS, pursuant to said notice of sale, the undersigned Trustee on October 16, 1974, at the hour of 11:00 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 notice of default 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 said purchaser for the sum of \$17,817.89, 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, 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 Deed, together with any interest said Grantor or their successors in interest acquired after the execution of said Trust Deed in and to the following-described real property, to wit:

Lot 13, and the North 10 feet of Lot 14,  
WEST PARK, city of Klamath Falls, Klamath  
County, Oregon.

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TO HAVE AND TO HOLD the same unto purchaser, its successors and assigns, forever.

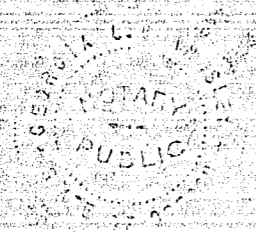
IN WITNESS WHEREOF, RICHARD A. EDWARDS has caused his name to be hereto signed, the date first hereinabove written.

*Richard A. Edwards* Trustee

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS

On this 21st day of October, 1974, before me, a notary public in and for said county and state, personally appeared the within-named RICHARD A. EDWARDS to me known, who being first duly sworn, did say that he, said Richard A. Edwards acknowledged the execution of said instrument to be his free act and deed.

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



*Luciana L. Beardsley*  
Notary Public for Oregon  
My commission expires: 10/31/77

STATE OF OREGON }  
County of Klamath } ss.

Filed for record at request of:  
TRANSAMERICA TITLE INS. CO  
on this 21th day of OCTOBER, A. D., 19 74  
at 10:18 o'clock, A. M. and duly  
recorded in Vol. M. 74 of MORTGAGES  
Page 13880

WM. D. MILNE, County Clerk  
Fee \$8.00 By *Rachel Dragic* Deputy.