

TRUSTEE'S DEED

38-10101

14752

THIS INDENTURE, Made this 8th day of June, 1976, between  
DENTON G. BURDICK, JR.,  
called trustee, and Amfac Mortgage Corporation  
hereinafter called the second party;

WITNESSETH:  
RECYTALS: SYLVAN B. CRUME, JR., a married man, as grantor, executed and  
delivered to Transamerica Title Insurance Co., as trustee, for the benefit  
of Amfac Mortgage Corporation, an Oregon corporation, as beneficiary, a certain trust deed  
dated October 3, 1974, duly recorded on October 8, 1974, in the mortgage records  
of Klamath County, Oregon, in book M74, at page 13191, 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 bene-  
ficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a no-  
tice of 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  
January 12, 1976, in book M76, at page 534, thereof as file/reel number (indicate  
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 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 and 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 June 1, 1976, 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 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 \$27,200, he 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. (However, the actual consideration consists of or includes other property or value given or promised which was  
part of the consideration (state which).) (The sentence between symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 13 in Block 3 of Tract 1007, WINCHESTER, Klamath County, Oregon

(CONTINUED ON REVERSE SIDE)

Sylvan B. Crume, Jr.

GRANTOR'S NAME AND ADDRESS

Amfac Mortgage Corporation

P. O. Box 1420

Portland, Oregon 97207

GRANTEE'S NAME AND ADDRESS

After recording return to:

Amfac Mortgage Corporation

P. O. Box 1420

Portland, Oregon 97207

NAME, ADDRESS, ZIP

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

Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instru-  
ment 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.

Recording Officer

Deputy

8543

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.

(If executed by a corporation,  
affix corporate seal)

*Denton G. Burdick, Jr.*  
Denton G. Burdick, Jr.

STATE OF OREGON, } ss.  
County Multnomah }  
June 8, 1976

Personally appeared the above named Denton G. Burdick, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
*Justin L. Anderson*  
(SEAL) Notary Public for Oregon  
My commission expires: 2-10-79

STATE OF OREGON, County of \_\_\_\_\_, ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_ 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: (SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
for record at request of TRANSAMERICA TITLE INS. CO  
THIS 10th day of JUNE A. D. 1976 at 11:18 o'clock A. M., and  
duly recorded in Vol. M 76, of DEEDS on Page 8542  
FEE \$ 6.00  
By *Wm D. Milne* Wm D. MILNE, County Clerk