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TRUSTEE'S DEED

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THIS INDENTURE, Made this 20th day of March, 1978

DAN WOLKE called trustee, and GORDON W. HARRISON and SANDRA FONTAINE COBBLE hereinafter called the second party;

WITNESSETH:

JOHNNIE R. REED and BRENDA L. REED, husband and wife as grantor, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY as trustee, for the benefit of GORDON W. HARRISON and SANDRA FONTAINE COBBLE as beneficiary, a certain trust deed dated February 23, 1977, duly recorded on February 28, 1977, in the mortgage records of Klamath County, Oregon, in book M77 at page 3506 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 beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of said 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 mortgage records of said county on November 4, 1977, in book M77 at page 21290 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 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 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 March 20, 1978, 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 1 of Section 86.750, Oregon Revised Statutes), 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 \$ 8,518.71 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).

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 7 in Block 12 NORTH KLAMATH FALLS, to the City of Klamath Falls, Klamath County, Oregon.

(SIGNED AND DELIVERED)

IN WITNESS WHEREOF the undersigned trustee has hereunto set his hand and the seal of the corporation at the place of the said sale, this 20th day of March, 1978.

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors in interest and assigns forever.

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.

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)

1. Будет ли в будущем году в вашем районе  
 2. введен налог на землю?

INVESTIGATION OF THE EXECUTION OF THE FIRST DEED IN AND TO THE FOREGOING DESCRIBED REAL ESTATE, TO-WIT: A  
DEED IN THE NAME OF BARNETT, EXECUTION OF THE FIRST DEED TOGETHER WITH AND UNDER THE FIRST DEED OF THE FOREGOING IN  
DEED THE FIRST DEED RETURNED TOGETHER WITH THE SECOND DEED, ALL WHEREBY THE FIRST DEED OR THE SECOND DEED TO COME  
IS RECORDED, AND BY THE FOREGOING RECORDED IN THE NAME OF THE STATE OF OREGON AND BY THE FIRST DEED  
IN THE FOREGOING IN CONSIDERATION OF THE FIRST DEED TO BEING BY THE SECOND DEED IN THE FIRST DEED.

[illegible]

<b>TRUSTEES DIED</b>	<b>Trustees</b>	<b>Second Party</b>	<b>County of Clatsop</b>	<b>I certify that the within instrument was received for record on the 27<sup>th</sup> day of March 1916 at 3:00 o'clock P.M. and recorded in book 176 on page 552.</b>	<b>Witness my hand and seal of County-clerk</b>	<b>Title</b>	<b>Deputy</b>
Dan Wolke	Gordon W. Harrison and Sandra Fontaine Cebile		STATE OF OREGON		Wm. D. Byrne	Beneatha Shick	Pan Wolke, Attorney at Law P.O. Box 388, Grants Pass, Ore. <i>Note to John Hanson</i>
1916							

[illegible]

118 voluntary act and deed.  
 In testimony whereof, I have hereunto set my hand and the seal of said office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 (OFFICIAL SEAL) \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 19\_\_\_\_