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MTC 4621 Vol. M 28 Page 10999
TRUSTEE'S DEED

THIS INDENTURE made this 22 day of May, 1978, between Richard A. Edwards, as successor trustee, by virtue of a certain appointment of successor trustee dated November 16, 1977, and recorded November 17, 1977, in book M-77 at page 22395 of the record of mortgages of Klamath County, Oregon, and First National Bank of Oregon, hereinafter called purchaser;

W I T N E S S E T H :

WHEREAS Larry D. Sprague and Renee Sprague, husband and wife, as grantor, executed and delivered to Mountain Title Company, as trustee, for the benefit of FIRST NATIONAL BANK OF OREGON, as beneficiary, a certain trust deed dated December 9, 1976, and duly recorded on December 10, 1976, in book M-76 at page 19857 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

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

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WHEREAS 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; 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 an amended 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 December 1, 1977, in book M-77 at page 23249, 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 the trustee 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
duly recorded prior to the date of sale in the record of mortgages
of said county, said affidavits and proofs, together with said
amended 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 May 2, 1978, 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 de-
fault in full accordance with the laws of the state of Oregon and
pursuant to the powers conferred upon the trustee by said trust
deed, sold said real property in one parcel at public auction to said
purchaser for the sum of \$20,000.00, 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 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, to-
gether with any interest said grantor or his successors in interest

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acquired after the execution of said trust deed in and to the following-described real property situated in Klamath County, state of Oregon:

The West 11 feet of Lot 43 the East 34 feet of Lot 44, and the East 34 feet of Lot 59, and the vacated alley adjacent thereto, Roselawn, a subdivision of Block 70, Buena Vista Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, including the following fixture:

Range.

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
Attorney at law, successor trustee

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

On this 22nd day of May, 1978, before me, a notary public in and for said county and state, personally appeared Richard A. Edwards, to me known, who being first duly sworn, did say that he, said successor trustee, 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.



Rosemary McLellan
Notary public for Oregon
My commission expires:

Return to: Oct 24, 1980

Miller, Anderson, Nash, Yerke & Weiner
900 S.W. Fifth Avenue
Portland OR 97204

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of May A.D., 1978 at 2:46 o'clock P.M., and duly recorded in Vol. M78 of Deeds on Page 10999.

FEE \$12.00

WM. D. MILNE, County Clerk
By *Berntha A. Reisch* Deputy