62055

TRUSTEE'S LDEED 425145 Vol. 79 Page 2809

THIS INDENTURE, Made this 2nd day of February , 1979 , between O. W.: Goakey called_trustee, and Loretta C. Brazeal aka Loretta C. Belshe hereinafter called the second party;

WITNESSETH: rainning est and deed. RECITALS: Martin Bracanter executed and delivered to Mountain Title Co., an Oregon Corporation as trustee, for the benefit of SLoretta C. Brazeal a certain trust deed dated January 18 19 77 , duly recorded on January 18, as beneficiary, the mortgage records of Klamath County, Oregon, in book M77 at page 939 thereof. In said strust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee

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 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 6. 19.78, in book M78 at page 57908 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 After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the trustee's said notice 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 I 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 sales in a new paper of general circulation. 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 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 February 1, 1979, 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 re-sons and as expressly per nitted by subsection 2-of Section 86.255, 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 \$4,730.66; see 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. Of wever, the actual consideration-consists of or includes other property or value given or promised which was X w which). $^{\circ}$

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:

The above Trustee was the Successor Trustee in the place and stead of Mountain Title Company, an Oregon Corporation, who resigned as Trustee under the Original Trust Deed dated January 18, 1977, and recorded January 18, 1977 in Book M77 at page 939.

The North 400 feet of Lot 6; Block 17, also known as KLAMATH FALLS FOREST ESTATES SYCAN UNIT; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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press of n 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 inter-IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a cor-poration, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers J.W. Joshy 6. W. Goakey, Successor Trustee

The Forth 400 feets of lot 6. Block IT, also known as MLA 11 37 18 Fortight HSTAIRS SYCAN UNIT, according to the officerd ban thereof of file in the pflice of the County Clerk of high Counts. Ording.

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Before me: Netary Public for Oregon

(OFFICIAL SEAL)

IV My commission expires: 62055