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TRUSTEE'S DEED

Vol. 780 Page 3774

THIS INDENTURE, Made this 26th day of February, 19 80, between

WILLIAM L. SISEMORE

, hereinafter called trustee, and

C.I.T. FINANCIAL SERVICES, INC.

, hereinafter called the second party;

RECITALS:

WITNESSETH:

JOHN M. MONTAGNER

as grantor executed and delivered to

WILLIAM L. SISEMORE, as Successor

as trustee, for the benefit of

C.I.T. FINANCIAL SERVICES, INC.,

as beneficiary, a certain trust deed

dated February 15, 19 79, duly recorded on February 20, 19 79, in the Mortgage Records

of Klamath County, Oregon, in book M-79 at page 3828 thereof. 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 payment

to the said beneficiary of the sum of \$ 6,615.00 with interest, according to the terms of a certain promissory note or notes described in said trust deed. The said grantor thereafter defaulted in his performance of the obligations secured by said trust deed by

failing to pay the sum of \$168.00 per month, beginning March 20, 1977 and thereafter; 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 named in said trust deed, or his successor in interest, declared all sums secured by said trust deed immediately due and payable and gave notice of such default containing his election to sell the real property described in said trust deed to satisfy the obligations of the grantor aforesaid;

said notice of default was duly recorded in the Mortgage Records of said county on October 19, 19 79,

in book M-79 at page 24626 thereof, to which reference now is made.

After the recording of said notice of default, as aforesaid, the undersigned trustee fixed the time and place of and for the sale of said real property and gave notice thereof by registered or certified mail to the last known address of the persons entitled by law to such notice, all at least 180 days before the day so fixed for said trustee's sale. Moreover, each of the occupants of said real property was timely and personally served with notice of sale as provided by law. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in the county or in each of the counties in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred at least thirty days prior to the date of such sale. The service of said notice of sale, as aforesaid, and the publication of said notice and the manner thereof are shown by those certain affidavits of mailing, of posting (if posting was required), of publication of notice of sale and proof of personal service, all duly recorded in book M-79

to

at page 29780 ~~XXXXXX~~ page 29784 of the Mortgage Records of said county at least twenty days prior to the date of sale, said affidavits and proofs being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim.

Pursuant to said notice of default, election to sell, notice of sale and of said default continuing to the time of sale, the undersigned trustee did on

February 22, 19 80,

at the hour of 10:00 A

M. of said day 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, sell said real property in one parcel at public auction to the said second party for the sum of \$10,186.50, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property; no person present at

said sale offered to bid upon or take any part of said real property less than the whole thereof; William L. Sisemore, attorney for the trustee, conducted said sale and acted thereat as the auctioneer of the trustee; the purchase price of said property was paid in full to the undersigned trustee at the time of sale. All requirements of law relative to the giving of notice of sale including the publication and service thereof was fully and timely complied with.

NOW, THEREFORE, in view of the foregoing and in consideration of the sum of \$ 10,186.50 so paid by the second party, 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, the trustee does hereby convey, without warranty, unto the second party all the interest in the following described real property which the grantor had or had the power to convey at the time of the execution by him of said trust deed, together with any interest the said grantor or his successors in interest have acquired after the execution of said trust deed; the said real property so sold and hereby conveyed being described as follows:

Lot 2, Block 32, Hillside Addition to the City of Klamath Falls, excepting therefrom the West 75 feet.

DVIDED:

RECORDED

OFFICIALS AND EMPLOYEES OF THE CITY OF Klamath Falls

IN WITNESS WHEREOF the undersigned trustee has hereunto set his hand and seal of office at the City of Klamath Falls, Oregon, this 26th day of February, 1980.

WILLIAM L. SISEMORE, Trustee

JOHN M. MONTAGNER, Attorney-in-Fact for William L. Sisemore, Trustee

JOHN M. MONTAGNER, Attorney-in-Fact for William L. Sisemore, Trustee

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TO HAVE AND TO HOLD the same unto the second party, his heirs 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.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; 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.

DATED: February 26, 19 80

(If executed by a corporation, affix corporate seal)

William L. Sisemore (SEAL)

(SEAL)

(SEAL)

(If the grantor who signs above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

February 26, 19 80

Personally appeared the above named

William L. Sisemore

and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Before me:

Notary Public for Oregon

My commission expires: 2-5-81

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of _____, 19 _____ ss.

Personally appeared _____,

who being duly sworn, did say that he is the _____ 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 on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____

(SEAL)

TRUSTEE'S DEED

(FORM No. 892)

TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of February, 19 80, at 1:39 o'clock PM., and recorded in book _____ on page 3774. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Mm. D. Milne

County Clerk-Recorder.

Fee \$7.00

Deputy.

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

Return to
CIT Financial Services

432 So 7th St

Klamath Falls

Oregon 97601