

88607

TRUSTEE'S DEED

August, 19 80, between

THIS INDENTURE, Made this 20th day of \_\_\_\_\_, hereinafter called trustee, and

William L. Sisemore  
Doyle L. Moore and Orda L. Moore., hereinafter called the second party;

WITNESSETH:

RECITALS:

Russell Ray Moore and Marina June Moore as grantor executed and delivered to

William L. Sisemore as trustee, for the benefit of Falls, Oregon

Klamath First Federal Savings and Loan Association of Klamath as beneficiary, a certain trust deed

dated July 13, 1977, duly recorded on July 13, 1977, in the Mortgage Records

of Klamath County, Oregon, in book M77 at page 12415 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 \$ 17,650.00 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

ailing to pay payment due June 25, 1979 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 afore-

said; said notice of default was duly recorded in the Mortgage Records of said county on April 1, 1980, in book M 80 at page 6011 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-80

at page 15738 and in book M-80 at page 15735 of the Mortgage Records of said county. ~~Exhibit A, every day~~ 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 August 20, 1980, at the hour of 10:15, 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

(2841) said trust deed, sell said real property in one parcel at public auction to the said second party for the sum of \$ 20,382.26, 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.

CO NOW, THEREFORE, in view of the foregoing and in consideration of the sum of \$ 20,382.26 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 33, Block 1, Original Plat of Klamath River Acres, Klamath County, Oregon,

Together with 1975 Fleetwood Mobile Home, Serial No. S1779, Title No. 7736417414.

DYED:

officers duly authorized hereunto by order of the Board of Directors  
is a corporation it has caused its corporate name to be signed and its corporate seal to be placed on the foregoing  
IN WITNESS WHEREOF the undersigned trustee has hereunto set his hand and seal at the city of Klamath, Oregon, this 20th day of August, 1980.

TO HAVE AND TO HOLD the above and the interest therein to the said second party and their heirs and assigns forever.

15796

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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:** August 20, 19 80

(If executed by a corporation,  
affix corporate seal)

William S. Searns (SEAL)

..(SEAL)

..(SEAL)

FOR 23' BLOCK 1' OUTLINE 1/2" OF KITCHEN BENCH, UNDER COUNTER, 1/2" 1/2"

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

**CORPORATE ACKNOWLEDGMENT**

I, \_\_\_\_\_, Secretary of the above corporation, do hereby certify that the foregoing instrument was duly executed by the Board of Directors of the above corporation on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ Secretary

STATE OF OREGON, County of \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_ ) ss

Personally appeared the above named \_\_\_\_\_  
 being to me known, to be the same as the name of \_\_\_\_\_  
 \_\_\_\_\_, and acknowledged the foregoing instrument to be  
 his \_\_\_\_\_ voluntary act and deed.

Personally appeared \_\_\_\_\_  
 who being duly sworn, did say that he is the \_\_\_\_\_ of  
 \_\_\_\_\_ of the \_\_\_\_\_ of the \_\_\_\_\_  
 a corporation, and that the seal attized 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:**

(SEAL)

**Notary Public for Oregon**

**My commission expires:**

Send tax statements to Klamath First Federal Savings and Loan Assn., So. Sixth Street Branch, Klamath Falls, Oregon.

# TRUSTEE'S DEED

(FORZA No. 892)

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 20th day of August, 1980, at 4:38 o'clock P.M., and recorded in Book 880 on page 15796 of Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

By Desmethe W. Delach County Clerk--Recorder.

Fee \$7.00 Deputy.

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

0.49