

1-1-74
OE

11531

TRUSTEE'S DEED

May, 19 82, between

THIS INDENTURE, Made this 3d day of _____, hereinafter
 WILLIAM L. SISEMORE
 called trustee, and CERTIFIED MORTGAGE COMPANY, an Oregon Corporation,
 hereinafter called the second party;

WITNESSETH:

RECITALS: Jerry D. McGuire and Constance A. McGuire, who acquired title as Constance A. Craft,
 delivered to William L. Siseamore as grantor, executed and
 of Town and Country Mortgage and Investment Co., an Oregon Corporation, trustee, for the benefit
 dated May 4, 19 81, duly recorded on May 5, 1981, in the mortgage records
 of Klamath County, Oregon, in book/reel/volume No. M81 at page 7993 ~~reception No.~~
~~instrument/microfilm/reception No.~~ 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 de-
 fault 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 no-
 tice of default, containing an election to sell the said real property and to foreclose said trust deed by advertise-
 ment and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on
 December 15, 1981, in book/reel/volume No. M81 at page 21427 thereof ~~reception No.~~
~~instrument/microfilm/reception No.~~ (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
 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; the persons named in subsection 2 of Section 86.740, Oregon Revised Statutes, were timely served with the no-
 tice of sale or given notice of the sale, all as provided by law and at least 90 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 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 and 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
 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 April 27, 19 82, at the hour of
 10:00 o'clock, AM., 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
 2 of Section 86.755, Oregon Revised Statutes) (delete words in parenthesis if inapplicable), 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 \$3,638.48, 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 of \$3,638.48.

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 con-
 vey 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 S1/4NW1/4NE1/4 of Section 13, Township 35 South, Range 12, East of the
 Willamette Meridian, County of Klamath, State of Oregon.

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Certified Mortgage Company 836 Klamath Ave., Klamath Falls, Oregon 97601 NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
 I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ of as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

NAME TITLE
 By _____ Deputy

5644

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest 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; 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 interest of the beneficiary first named above.

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.

William L. Sisemore

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.

May 7, 19 82

Personally appeared the above named William L. Sisemore and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

Carol M. Fahey
Notary Public for Oregon

My commission expires: 2-5-85

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____

_____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, of said corporation and that said instrument is the corporate seal of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____

(SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

on the 5 day of May A. D. 19 82 at 4:22 o'clock PM, and duly recorded in Vol. M82 Deed Deeds on Page 5643

Fee \$8.00

EVELYN BIEHN County Clerk

By *Joyce M. Davis*