

1-1-74
OF

14237

TRUSTEE'S DEED

THIS INDENTURE, Made this 3rd day of August, 1982, between
WILLIAM S. WILEY
called trustee, and PEOPLES MORTGAGE COMPANY, a Washington corporation, hereinafter
hereinafter called the second party;

WITNESSETH:
RECITALS: GEORGE T. ENSIGN and DIANE L. ENSIGN, husband and wife, as grantor, executed and
delivered to PIONEER NATIONAL TITLE INSURANCE COMPANY, as trustee, for the benefit
of PEOPLES MORTGAGE COMPANY, a Washington corporation, as beneficiary, a certain trust deed
dated October 16, 1979, duly recorded on October 24, 1979, in the mortgage records
of Klamath County, Oregon, in book/reel/volume No. M79 at page 24964, ~~practice/file/~~
instrument/microfilm/reception No. ~~XXXXXXXXXXXX~~ (indicate which). 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
March 3, 1982, in book/reel/volume No. M82 at page 2678 thereof ~~created/file/~~
instrument/microfilm/reception No. ~~XXXXXXXXXXXX~~ (indicate which), 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 of sale 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 July 29, 1982, 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 sets the day and hour to which said sale is postponed for reasons not expressly permitted by subsection
2 of Section 86.255, Oregon Revised Statutes) of the County of Klamath, Oregon, 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 \$44,000.00, 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
\$44,000.00.

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:

Lot 478, Block 114, MILLS ADDITION in the City of Klamath
Falls, in the County of Klamath, State of Oregon

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William S. Wiley, Attorney at Law
P. O. Box 1147
Eugene, OR 97440

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 or 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

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 S. Wiley

(If executed by a corporation,
affix corporate seal)

WILLIAM S. WILEY

STATE OF OREGON, }
County of Lane } ss.
August 3, 1982

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

Personally appeared _____ 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 _____

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

_____, 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 in behalf
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:

(SEAL) *Deanna M. McElard*
Notary Public for Oregon
My commission expires: 8/16/82

(SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record _____ 1:10
this 4 day of August A.D. 1982 at _____ o'clock P.M., and
duly recorded in Vol. M 82, of Deeds on file 10006
Fee \$8.00
By *Joyce McElard*
EV. LYNN BIEHN, County Clerk