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15164

TRUSTEE'S DEED

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THIS INDENTURE, Made this 31st day of August, 1982, between
WILLIAM M. GANONG, Attorney at Law, hereinafter
 called trustee, and PINECREST ESTATES, INC., an Oregon Corporation,
 hereinafter called the second party;

WITNESSETH:

RECITALS: RILEY M. STEVENS AND BEVERLY J. STEVENS, as grantor, executed and
 delivered to KLAMATH COUNTY TITLE COMPANY, as trustee, for the benefit
 of MARTIN DEVELOPMENT CORPORATION, as beneficiary, a certain trust deed
 dated March 19, 1978, duly recorded on March 28, 1978, in the mortgage records
 of Klamath County, Oregon, in book/reel/volume No. M-78 at page 5872, or as fee/file/
 instrument/microfilm/reception No. _____ (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
April 9, 1982, in book/reel/volume No. M-82 at page 4484 thereof or as fee/file/
 instrument/microfilm/reception No. _____ (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 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 August 30, 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 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 \$ 8,939.95, 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 \$ 7,232.05.

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 5 in Block 8 of Tract No. 1093,
 Pinecrest, according to the official
 plat thereof on file in the office of
 the Clerk of Klamath County, Oregon;

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
William M. Ganong	
1151 Pine Street	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
Pinecrest Estates, Inc.	
601 Montgomery St., Suite 800	
San Francisco, CA 94111	
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 _____

200 EAST THIRD ST. ASTORIA
 OREGON 97103
 PHONE 325-1111

MINOR INTEREST OF
 THE LATE
 WILLIAM M. GANONG

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 M. Ganong
 William M. Ganong

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

Sept. 1 19 82

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

Before me:

(SEAL)

Bernice D. Knapp
 Notary Public for Oregon

My commission expires: 3/13/84

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 _____

_____ 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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 1 day of Sept A.D. 19 82 at 3:10 o'clock P.M., and
 duly recorded in Vol. M 82, of Deeds on Page 11546

Fee \$8.00

EVELYN BIEHN, County Clerk

By James M. Shaw

