

20874

## TRUSTEE'S DEED

THIS INDENTURE, made this 24 day of February, 1983, between William C. Crothers, Jr., hereinafter called Trustee, and Real Estate Loan Fund Oreg. Ltd., hereinafter called the Second Party;

## WITNESSETH:

RECITALS: Frank R. Baddeley and Patsy R. Baddeley, as Grantors, executed and delivered to Transamerica Insurance Company, as Trustee, for the benefit of Wells Fargo Realty Services, Inc., Trustee Under Trust 7219, as Beneficiary, a certain trust deed dated February 14, 1979, duly recorded on March 15, 1979, in the mortgage records of Klamath County, Oregon, in Book M79, Page 5897. The beneficial interest was assigned to Real Estate Loan Fund Oreg. Ltd., by instrument recorded on April 9, 1979, in Book M79, Page 7728, rerecorded in Book M79, Page 12342, in said records. William C. Crothers, Jr., was appointed successor-trustee by instrument recorded on August 9, 1982, in Book M82, Page 10170, rerecorded on September 3, 1982, in Book M82, Page 11654, in said records. In said trust deed the real property therein and hereinafter described was conveyed by said Grantors to said Trustee to secure, among other things, the performance of certain obligations of the Grantors to the said Beneficiary. The said Grantors thereafter defaulted in their performance of the obligations secured by said trust deed as stated in the Notice of Default hereinafter mentioned and 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 therein named, or its successor in interest, declared all sums so secured immediately due and owing; a Notice of Default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy Grantors' said obligations was recorded in the mortgage records of said County on September 13, 1982, in Book M82, at Page 12143, thereof, 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 personally 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 ORS 86.740 were timely served with said Notice of 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 real property is situated, once a week for four successive weeks; the last publication of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publication 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 has 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 January 28, 1983, at the hour of 10:00 o'clock, A. M., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, 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 through his attorney, James Spindor, sold said real property in one parcel at public auction to the said Second Party for the sum of \$2,251.57, 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 last stated in terms of dollars.

NOW THEREFORE, in consideration of the said sum so paid by the Second Party, 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 Grantors had or had the power to convey at the time of Grantors' execution of said trust deed, together with any interest the said Grantors or their successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 29 in Block 1 OREGON SHORES SUBDIVISION - Tract #1053 in the County of Klamath, State of Oregon, as shown on the Map filed on October 3, 1973, in Volume 20, Pages 21 and 22 of MAPS in the office of the County Recorder of said County.

TO HAVE AND TO HOLD the same unto the Second Party, its 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 "Grantors" includes any successor in interest to the Grantors 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.

  
William C. Crothers, Jr., Trustee

STATE OF OREGON, County of Marion) ss.

February 24, 1983.

Personally appeared the above named William C. Crothers, Jr., and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 7-31-86

AFTER RECORDED, RETURN TO:  
WILLIAM C. CROTHERS, JR.  
960 Broadway, N.E., Suite 6  
Salem, OR 97301

81/eeBaddBX

State of OREGON: COUNTY OF KLAMATH: ss.

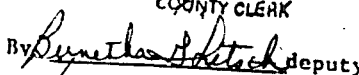
I hereby certify that the within instrument was received and filed for record on the

28th day of February A.D., 1983 at 3:36 o'clock P M., and duly recorded in

Vol M83 of Mortgages on page 3052.

Fee \$8.00

EVELYN BIEHN  
COUNTY CLERK

By  deputy