

TRUSTEE'S DEED FOLLOWING FORECLOSURE

BY

ADVERTISEMENT AND SALE

I, KELLY L. ANDERSEN, having been appointed Successor Trustee to a Trust Deed dated August 23, 1979, and recorded August 24, 1979, in Volume M-79, page 20199, Microfilm Records of Klamath County, wherein Clifford W. Carsner and Sharyn I. Carsner are Grantors, Transamerica Title Insurance Company is Trustee, and C.I.T. Financial Services, Inc., is Beneficiary, do hereby grant and convey the following described real property, located in Klamath County, Oregon, to C.I.T. Financial Services, Inc.:

LOT 5, Block, 12, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The true consideration for this conveyance is \$15,271.87, and the following recitals are given to comply with ORS 86.775:

1. FACTS CONCERNING THE DEFAULT: On August 23, 1979, Clifford W. Carsner and Sharyn I. Carsner, as Grantor, signed a Trust Deed naming Transamerica Title Insurance Company as Trustee, and C.I.T. Financial Services, Inc., as Beneficiary. Said Trust Deed was recorded August 24, 1979, in Volume M-79, page 20199, Microfilm Records of Klamath County, Oregon. The Grantors failed to pay the \$190.00 per month obligations secured by the Trust Deed for September, 1981, and every month thereafter, and the entire remaining balance owing on the obligation was \$10,690.85, plus interest at 18% per annum from September 30, 1982, until paid. Accordingly, Kelly L. Andersen was appointed Successor Trustee by instrument recorded November 16, 1982, in Volume M-82, page 15279, Microfilm Records of Klamath County, and on November 16, 1982, said Successor Trustee filed his Notice of Default and Election and Notice of Sale, recorded in Volume M-82, page 15280, Microfilm Records of Klamath County.

2. NOTICE GIVEN: The above mentioned Notice of Default and Election and Notice of Sale was published in the Klamath Falls Herald and New on November 18, November 25, December 2, and December 9, 1982. In addition, the Notice of Default was sent to Clifford W. Carsner and Sharyn I. Carsner at last known address of 404 Mount Whitney, Klamath Falls, Oregon 97601 by certified mail return receipt requested, and such mail as duly delivered and signed for by said Carsners, on November 19, 1982. A more complete recital of such notice given to all parties given to all parties is recorded in Volume M-83, page 4050, 4051, and 4052, Microfilm Records of Klamath County, all of said pages having been recorded March 16, 1983.

3. CONDUCT OF SALE AND RECEIPT OF THE PURCHASE MONEY FROM THE PURCHASER: Sale of the subject premises occurred at 10:00 a.m. standard time, as established by ORS 187.110, Thursday, April 7, 1983, on the front steps of the Klamath County Courthouse, Klamath Falls, Oregon. At said time and place, C.I.T. Financial Services, Inc., the Beneficiary under the original Trust Deed, bid in the total outstanding obligation owing, plus filing fees and attorney fees, for a total bid of \$15,271.87. No actual cash changed hands, since C.I.T. Financial Services, Inc., was bidding in the obligations owing to it pursuant to the original Trust Deed. No other persons appeared at the time and place of sale, and no objections were made to the sale.

This Deed conveys the entire interest in the described property which Clifford W. Carsner and Sharyn I. Carsner had on August 23, 1979, the date of the original Trust Deed, and forecloses all right, title, or interest of any and all persons claiming by, through, or under the said Carsners.

DATED this 22nd day of April, 1983.

Kelly L. Andersen
Kelly L. Andersen
Successor Trustee

Subscribed and sworn to before me this 22nd day of April, 1983.

Alice L. Kottke
Notary Public for Oregon
My commission expires: 3-21-87

Robert Smith
Robert Smith
C.I.T. Financial Services, Inc.

Subscribed and sworn to before me this 25th day of April, 1983.

Alice L. Kottke
Notary Public for Oregon
My commission expires: 3-21-87

return to:
CIT
1060 Biddle RD
Medford, Ore. 97501
attn: Sue

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 26th day of April A.D. 19 83 at 3:35 o'clock P M., and

fully recorded in Vol. M83, of 0 Deeds on Page 6370

By EVELYN BIEHN, County Clerk
Sue Lewis

Fee \$8.00