

TA 38-26009  
 TRUSTEE'S DEED FOLLOWING FORECLOSURE

BY

ADVERTISEMENT AND SALE

I, KELLY L. ANDERSEN, having been appointed Successor Trustee to a Trust Deed dated April 22, 1980, and recorded April 24, 1980, in Volume M-80, page 7655, Microfilm Records of Klamath County, wherein Brian O'Maicin is Grantor, 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.:

Northwesterly 85 feet of Lot 7, Block 5, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, in the County of Klamath, State of Oregon.

The true consideration for this conveyance is \$22,944.17, and the following recitals are given to comply with ORS 86.775:

1. FACTS CONCERNING THE DEFAULT: On April 22, 1980, Brian O'Maicin 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 April 24, 1980, in Volume M-80, page 7655, Microfilm Records of Klamath County, Oregon. On or about August 14, 1981, the said Brian O'Maicin conveyed his Grantor's interest to Allynda G. Hanlon by instrument recorded August 14, 1981, in Volume M-81, page 14565, Microfilm Records of Klamath County. The original Grantor and the Successor Grantor both failed to pay the \$394.00 per month obligation secured by the Trust Deed for July, 1982, and every month thereafter, and the entire remaining balance owing on the obligation was \$19,396.49, plus interest at 19.50% per annum from July 3, 1982, until paid. Accordingly, Kelly L. Andersen was appointed Successor Trustee by instrument recorded November 16, 1982, in Volume M-82, page 152821, 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 15282, 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 Brian O'Maicin at his last known address of 201 Alameda Street, Klamath Falls, Oregon 97601 by certified mail return receipt requested, and to Allynda G. Hanlon at her last known address of 423 Southeast 6th Street, Grants Pass, Oregon 97526, by certified mail return receipt requested; and the Notice of Default was received by Michael S. Weber and Karla H. Weber, tenants in the subject premises, and said tenants acknowledged receipt of such notice and having been aware of such proceedings since approximately November 30, 1982. A more complete recital of such notice given to all parties is recorded in Volume M-83, page 4053, 4054, 4055, 4056, 4057 and 4058, Mortgage 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

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owing, plus filing fees and attorney fees, for a total bid of \$22,944.17. 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. The tenants in the premises, Michael and Karla Weber, appeared at the time and place of sale, but did not make a bid and did not express any objections to the sale.

Between the time of his appointment as Successor Trustee and the time of sale, Kelly L. Andersen collected \$752.78 in rents from the tenants in the premises. This money is being held in the trust account of the Successor Trustee, and will be disbursed to those claiming right to it in the manner provided by law.

This Deed conveys the entire interest in the described property which Brian O'Maicin had on April 22, 1980, 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 Brian O'Maicin.

DATED this 22<sup>nd</sup> day of April, 1983.

Kelly L. Andersen  
Kelly L. Andersen  
Successor Trustee

Subscribed and sworn to before me this 22<sup>nd</sup> day of April, 1983.

Alice T. 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 25<sup>th</sup> day of April, 1983.

Alice T. 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 26<sup>th</sup> day of April A.D. 19 83 at 3:36 o'clock P.M., and  
duly recorded in Vol. M83, of Deeds on Page 6373

EV. LYN BIEHN, County Clerk  
By Sue Lewis

Fee \$8.00