

900-TRUSTED
23643

TRUSTEE'S DEED

May

19 83... between

1-1-74
QE

THIS INDENTURE, Made this 16th day of _____, 19____,
WILLIAM S. WILEY, DEPARTMENT OF COMMERCE, STATE OF OREGON

called trustee, and HOUSING...
hereinafter called the second party;

WITNESSETH:

called trustee, and HOUSING DIVISION, DEPARTMENT OF HOUSING, hereinafter called the second party;

WITNESSETH: JERRY KEITH TERRY and CHARLENE RAYE TERRY, 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, a certain trust deed dated January 2, 1981, duly recorded on January 9, 1981, in the mortgage records of Klamath County, Oregon, in Book 4001/volume No. M-81 at page 418***, recorded for the purpose of securing the performance of the obligations of the grantor to said trustee to secure, among other things, the performance of the obligations of the grantor to 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 default still existed at the time of the sale hereinafter described.

Reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary of said trust deed, declared all sums so secured immediately due and owing; a notice of said default was given to the grantor and to foreclose said trust deed by advertisement in the newspaper of said county on the 1st day of said month of said year.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or his 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 grantor's said obligations was recorded in the mortgage records of said county on December 15, 19 82 , in book # /volume No. M-82 at page 17942 thereof.

The undersigned trustee gave notice of the time for redemption of the foregoing mortgaged premises as set forth above in three copies of the trustee's said notice to the borrower, the lender, and the lender's attorney respectively.

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 notice 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 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 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.

Witness my hand and the seal of said trust on _____ May 10 _____, 1983, at the hour of _____ o'clock of the _____ day of _____, Standard Time as established by Section 187.110, Oregon Revised Statutes, at _____, Oregon, and I hereby certify that the foregoing is a true and correct copy of the deed as recorded in the office of the County Clerk of said county.

Pursuant to said notice of sale, the undersigned trustee on May 10, 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, did cause the disposal of said real property to be prepared for and conducted in 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 \$ *50,504.23*, 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 \$ *50,504.23*.

THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is hereby acknowledged in said trustee by the laws of the State of Oregon and by said trust deed, which the grantor had or had the power to convey to the grantor or his successor

[illegible]

of Commerce, State of Oregon, by instrument
1981, in Volume M-81, Page 661, records of Klamath Co
*** (on the reverse side of this document)

STATE OF OREGON,

STATE OF OREGON, ss.
County of _____
I certify that the within instrument 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/instrument/microfilm/reception No. _____
Record of Deeds of said county.
Witness my hand and seal of _____ County/affixed.

Witness my hand and seal of
County affixed.

NAME TITLE Deputy

By _____

After recording return to:

After recording return to:
William S. Wiley, Attorney at Law
P. O. Box 1147
Eugene, OR 97440

Eugene, OR 97440

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

***Addendum to Trust Deed dated January 2, 1981, and recorded January 9, 1981, in Volume M81, Page 421, Microfilm Records of Klamath County, Oregon,

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

WILLIAM S. WILEY

(If executed by a corporation,
affix corporate seal)

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Lane } ss.

The foregoing instrument was acknowledged before
me this May 16, 1983 by
William S. Wiley

(ORS 194.570)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this
_____, 19____, by _____

_____, president, and by _____

_____, secretary of _____

_____, corporation, on behalf of the corporation.

Kathleen M. Mickel
Notary Public for Oregon

My commission expires: 8/16/86

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 18th day of May A.D. 1983 at 11:05 o'clock A.M. and
duly recorded in Vol. M83, of Deeds on a 7754.

By *Evelyn Biehn*
EVELYN BIEHN, Court Clerk

Fee \$8.00