

1-1-74  
OE

25366

TRUSTEE'S DEED

July

1983

hereinafter

THIS INDENTURE, Made this 1st day of July, 1983, between  
GEORGE C. REINMILLER  
called trustee, and FIRST INTERSTATE BANK OF OREGON, N.A., fka FIRST NATIONAL BANK,  
hereinafter called the second party;

RECITALS: JIMMIE L. GILBERT and SHARON L. GILBERT, as grantor, executed and delivered to Mountain Title Company, as trustee, for the benefit of First Interstate Bank of Oregon, N.A., fka First National Bank, a certain trust deed dated December 17, 1979, duly recorded on December 17, 1979, at page 28939, or as fee/file of Klamath County, Oregon, in book/reel/volume No. M79 (indicate which). In said trust deed the real property therein and instrument/microfilm/reception No. (indicate which). The said grantor thereafter defaulted in his performance 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 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 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 16, 1982, in book/reel/volume No. M82 at page 17965 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 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.

Pursuant to said notice of sale, the undersigned trustee on July 1, 1983, at the hour of 1:00 o'clock, P.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 \$ 98,700.00, 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 \$ 98,700.00.

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 convey 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:

(SEE LEGAL DESCRIPTION ON REVERSE SIDE)

(CONTINUED ON REVERSE SIDE)

GEORGE C. REINMILLER  
610 SW Alder - 1015  
Portland, Oregon 97205  
GRANTOR'S NAME AND ADDRESS  
First Interstate Bank of Oregon, N.A.  
P.O. Box 3131  
Portland, Oregon 97208  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
GEORGE C. REINMILLER  
610 SW Alder - 1015  
Portland, Oregon 97205  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
FIRST INTERSTATE BANK OF OREGON, N.A.  
P.O. Box 3131  
Portland, Oregon 97208  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ } ss.  
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.

By \_\_\_\_\_ TITLE Deputy

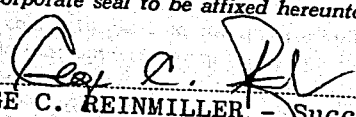
A tract of land situated in the NW $\frac{1}{4}$  of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NW $\frac{1}{4}$  of said Section 8, said point being on the centerline of the County Road and being South 00° 53' 30" West a distance of 426.85 feet from the iron pin marking the Northeast corner of the NW $\frac{1}{4}$  of said Section 8; thence South 00° 53' 30" West along the said centerline and the East line of said NW $\frac{1}{4}$ , 306.09 feet to the Northeast corner of that tract of land described in Deed Volume 65, page 3062, as recorded in the Klamath County Deed Records; thence North 87° 51' 30" West along the Northerly line of said tract of land, 30.01 feet to the Westerly right of way line of said County Road; thence continuing North 87° 51' 30" West 216.76 feet to its Northwest corner; thence North 04° 23' 00" East, generally along an existing fence, 301.28 feet; thence South 89° 06' 30" East 198.37 feet to the Westerly right of way line of said County Road; thence continuing South 89° 06' 30" East, 30.00 feet to the point of beginning, excluding that area along the Easterly side being within the said County Road right of way, with bearings based on Survey No. 2833, as recorded in the office of the Klamath County Surveyor.

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.

  
GEORGE C. REINMILLER - Successor-Trustee

(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,

(ORS 194.570)

County of Multnomah } ss.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this July 1, 1983, by  
GEORGE C. REINMILLER

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_ president, and by \_\_\_\_\_,

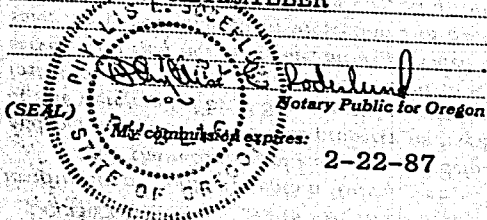
\_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 5th day of July A.D. 1983 at 2:37 o'clock P.M., and  
duly recorded in Vol. M83 of Deeds on Page 10562

By EVELYN BIEHN, County Clerk

Fee \$8.00

52300

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