

25565

TRUSTEE'S DEED

THIS INDENTURE, Made this 8th day of July, 19 83, between WILLIAM L. SISEMORE called trustee, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION hereinafter called the second party;

RECITALS: JAMES R. TITUS and FREDIA J. TITUS, husband and wife, as grantor, executed and delivered to WILLIAM L. SISEMORE as trustee, for the benefit of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as beneficiary, a certain trust deed dated March 3, 19 82, duly recorded on March 3, 19 82, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M82 at page 2701. In said trust deed the real property therein and certain obligations of the grantor to the said trustee to secure, among other things, the 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 March 7, 19 83, in book/reel/volume No. M83 at page 3409 thereof. (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 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 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 7, 19 83, at the hour of 10:00 o'clock, A.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 \$ 94,409.84, 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 \$ 94,409.84.

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:

A portion of Lot 6 of the "400 Subdivision" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
Beginning at the Southwest corner of Lot 6 of "400 Subdivision", thence South 89°34' East

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn
Box 5270

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Klamath First Federal Savings & Loan Assn
Box 5270

Klamath Falls, Oregon 97601

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 Deputy

03 JUL 11 AM 9 45

Book

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35 feet to the true point of beginning, thence North parallel with the West lot line of said Lot 6, 480 feet, thence East 742 feet more or less to the Westerly right of way line of the Southern Pacific Railroad, thence along said right of way line South 36°30' East, 573 feet more or less to the Southeast corner of said Lot 6, thence North 89°34' West, 1055 feet more or less to the point of beginning.

RECEIVED BY THE DIRECTOR, FBI, 10/10/68

37th ANNUAL MEETING OF THE AMERICAN SOCIETY OF CLIMATE ENGINEERS

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1. The Board of Directors of the Corporation
 has authorized the undersigned to execute
 any and all documents necessary to carry out
 the purposes of the Corporation.
 2. The undersigned is authorized to execute
 any and all documents necessary to carry out
 the purposes of the Corporation.
 3. The undersigned is authorized to execute
 any and all documents necessary to carry out
 the purposes of the Corporation.
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 the purposes of the Corporation.
 10. The undersigned is authorized to execute
 any and all documents necessary to carry out
 the purposes of the Corporation.

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TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns for ever.

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.

30-100-87
HALL, 2 LISA

[illegible]

If executed by a corporation, it must be attested, signed and sealed by an officer or duly authorized agent of the corporation.
 If the signer of the above is a corporation, use the form of acknowledgment opposite.

(ORS 194.570)

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged to me

The foregoing instrument was acknowledged before me this _____ day of July, 1983, by _____ president, and by _____

[illegible]

Notary Public for Oregon

My commission expires: 2-5-85 My commission expires: 10-1-85 (SEAL)

[illegible][illegible]

STATE OF OREGON; COUNTY OF KLAMATH; ss. 17
 Filed for record

this 11 day of July A.D. 1983 at 9:45 clock A. M., and

duly recorded in Vol. M. 83, of deeds on Page 10925

8.00 fee SHERIFF GREEN, Glenn, County: Mer
By [Signature]
JAMES B. LILLY SGT. 18701
SHERIFF

14-00000

THIS INDENTURE WERE FOR
BETWEEN

[illegible]