

26505

## TRUSTEE'S DEED

Vol. M78 Page

THIS INDENTURE, Made this 29th day of July, 1983, between Douglas E. Kaufman, hereinafter called the trustee, and Willamette Savings & Loan Association, (a division of American Savings, hereinafter called the second party; & Loan Association, a Utah corporation)

## WITNESSETH:

RECITALS: Aaron E. Abts and H. Dean Mason, as grantor, executed and delivered to D. L. Hoots, as trustee, for the benefit of Security Savings & Loan Association, as beneficiary, a certain trust deed dated April 27, 1978, duly recorded on May 1, 1978, in the mortgage records of Klamath County, Oregon, in book/reel volume No. M78 at page 8545, or as fee/file/instrument/microfilm/reception No. (indicate which). In said trust deed the real property therein and 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 February 24, 1983, in book/reel volume No. M83 at page 2871 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 26, 1983, at the hour of 10:05 o'clock, A.M., of said day, Standard Time as established by Section 187.110, 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 \$ 47,570.76, 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 \$ 47,570.76.

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:

Beginning at the most Easterly corner of Lot 2, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of Beginning, in the County of Klamath, State of Oregon.

(CONTINUED ON REVERSE SIDE)

## STATE OF OREGON,

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.

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

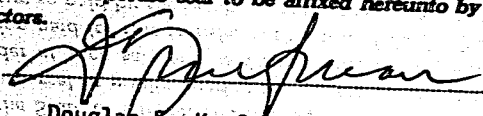
STATE OF OREGON	
County of _____	
GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Willamette Savings & Loan Association	
P. O. Box 5555	
Portland, Oregon 97228	
ATTN: LEGAL	
NAME, ADDRESS, ZIP	
Until a change is indicated all fee statements shall be sent to the following address:	
Willamette Savings & Loan Association	
P. O. Box 5555	
Portland, Oregon 97228	
ATTN: REO	
NAME, ADDRESS, ZIP	

STATE OF OREGON,  
County of Klamath,  
Filed for record at request of  
on this \_\_\_\_\_ day of \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly  
recorded in Vol. \_\_\_\_\_ of \_\_\_\_\_  
EVELYN BEHN  
B. O. BOX 2222  
WILLAMETTE VALLEY LOG ASSOCIATION  
B. O. BOX 2222  
RECEIVED

12774

**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.

  
Douglas E. Kaufman - Trustee

STATE OF OREGON, County of \_\_\_\_\_, ss.  
County of Tillamook  
Personally appeared \_\_\_\_\_, 19\_\_\_\_  
July 29, 19.83  
and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named Douglas E. Kaufman and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: \_\_\_\_\_, Notary Public for Oregon  
(SEAL) My commission expires: 2/26/86

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of \_\_\_\_\_  
on this 3 day of Aug A.D. 1983  
at 10:29 o'clock A M. and duly  
recorded in Vol. M83 of deeds  
12773

WILLAMETTE VALLEY LOG ASSOCIATION  
Douglas E. Kaufman  
THIS INSTRUMENT WAS FILED

EVELYN BEHN, County Clerk  
By \_\_\_\_\_ Deputy  
Fee 8.00

52202

1802162 DEED

Fee 8.00