

1-1-74
OR

26521

TRUSTEE'S DEED

Vol. 113 Page 12800

THIS INDENTURE, Made this 1st day of August, 1983, between WILLIAM S. WILEY, called trustee, and HOUSING DIVISION, DEPARTMENT OF COMMERCE, STATE OF OREGON, hereinafter hereinafter called the second party;

RECITALS: ROBERT L. BUSCHMANN and SYLVIA J. BUSCHMANN, husband and wife, as grantor, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, for the benefit of PEOPLES MORTGAGE COMPANY, a Washington corporation, as beneficiary, a certain trust deed dated January 3, 1979, duly recorded on January 8, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-79 at page 581***, wherein the 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 March 1, 1983, in book/reel/volume No. M-83 at page 3073 thereof, 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 29, 1983, at the hour of 10:00 o'clock, AM, of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, sold said real property in one parcel at public auction to the said second party for the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$*38,954.74*.

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: Lot 8, OLD ORCHARD MANOR, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

***the beneficial interest under said Deed of Trust was duly assigned of record to Housing Division, Department of Commerce, State of Oregon, by instrument recorded March 5, 1979, in Book M-79, Page 4876, modified by Addendum to Trust Deed recorded January 8, 1979, in Book M-79, Page 584.

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William S. Wiley, Attorney at Law
P. O. Box 1147
Eugene, OR 97440

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

NAME

TITLE

By Deputy

Arch

12801

This is a receipt for the instrument filed on this date at the following office:

RECORDS OF CLATSOP

B. O. BOX 1111

ASTORIA 2, MITCHELL VERONICA OF TAW

WILLIAM S. WILEY

RECEIVED BY THE CLATSOP

RECORDED BY

CLK

INDEXED BY

CLATSOP COUNTY

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RECEIVED BY THE CLATSOP

RECORDS OF CLATSOP

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

Signature to said notice of sale the undersigned trustee on this day of August 1983 by

(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

The foregoing instrument was acknowledged before me this August 1983 by

William S. Wiley

Notary Public for Oregon

My commission expires: 8/16/86

Notary Public for Oregon

My commission expires:

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 3rd day of Aug A.D. 1983

at 2:14 o'clock P M, and duly

recorded in Vol. M83 of DEEDS

page 12800

EVELYN BIEHN, County Clerk

By Deputy

Fee 8.00

NOTARIES PUBLIC

THIS INSTRUMENT WAS THE

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