

29723

TRUSTEE'S DEED

Vol. M83 Page 18223

THIS INDENTURE, Made this 20th day of October, 1983, between
 Successor, Glenn D. Ramirez
 called trustee, and Perdriau Investment Corporation, hereinafter
 hereinafter called the second party;

RECITALS:

WITNESSETH:

Robert G. McNeal and Sandra J. McNeal, as grantor,
 executed and delivered to Klamath County Title Co., as trustee,
 for the benefit of Perdriau Investment Corporation, as beneficiary,
 a certain trust deed dated January 1, 1982, duly recorded on February 4, 1982, in
 the mortgage records of Klamath County, Oregon, in book M-82 at page 1439 thereof.
 In and by 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 as
 set forth in said trust deed. 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 bene-
 ficiary named in said trust deed, or his successor in interest, declared all sums secured by said trust deed immedi-
 ately due and owing; a notice of said default, containing an election to sell the said real property and to foreclose
 said trust deed by advertisement and sale to satisfy the obligations of the grantor aforesaid was recorded in the
 mortgage records of said county on May 2, 1983, in book M-83 at page 6757 thereof, to
 which reference now is made. Rec # 23052

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 were timely personally 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. 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 prop-
 erty subsequent to the interest of the trustee in the trust deed.

Pursuant to said notice of sale, the undersigned trustee on October 20, 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,
 (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),* 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 \$103,145.56, he being the high-
 est and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof
 hereby is acknowledged, and by virtue of 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 the interest which the grantor had
 or had the power to convey at the time of the execution by him 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:

NW1/4 NE1/4 of Section 17, Township 37 South, Range 15 East of the
 Willamette Meridian, Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the second party, his heirs and assigns forever.

*Delete the words in this parenthesis if not applicable.

60 6 AM 12 30 PM 1983 OCT 21

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2:00

18224

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 and seal; 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.

Glenn D. Ramirez (SEAL)
Successor Trustee

(SEAL)

(SEAL)

(If executed by a corporation,
affix corporate seal)

TRUSTEE'S DEED

(FORM No. 900)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Trustee

TO

Second Party

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 21st day of October, 1983, at 9:09 o'clock A.M., and recorded in book M83 on page 18223. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder.

By *Evelyn Biehn* Deputy.
Fee: \$8.00

AFTER RECORDING RETURN TO

G. Ramirez
P.O. Box 368
K.F., OR 97601

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

STATE OF OREGON,

County of Klamath

October 20

1983

Personally appeared the above named
GLENN D. RAMIREZ

and acknowledged the foregoing instrument to be
his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Margaret John
Notary Public for Oregon

My commission expires: 9/12/86

(ORS 93.490)

STATE OF OREGON, County of

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ss.

Personally appeared

and
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
instrument was signed and sealed in behalf of said corporation by author-
ity of its board of directors; and each of them acknowledged said instrument
to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)