

1-1-74
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31802

TRUSTEE'S DEED

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21872

THIS INDENTURE, Made this 21st day of December, 1983, between

NEAL H. BELL
called trustee, and GENEVA V. WILSON
hereinafter called the second party;

WITNESSETH: VERA L. HESS and JANICE
Hess Miller, aka JANICE L. MILLER, as grantor, executed and
delivered to NEAL H. BELL, as trustee, for the benefit
of PACIFIC WEST MORTGAGE CO., an Oregon corporation, a certain trust deed
dated December 8, 1981, duly recorded on December 15, 1981, in the mortgage records
of Klamath County, Oregon, in book/reel/volume No. M-81 at page 21393, 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 de-
fault 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 therein named, or his successor in interest, declared all sums so secured immediately due and owing; a no-
tice of default, containing an election to sell the said real property and to foreclose said trust deed by advertise-
ment and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on
July 8, 1983, in book/reel/volume No. M-83 at page 10851 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 no-
tice 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 publica-
tion of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publica-
tion 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 as agent on Dec. 15, 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) (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 \$ 17,285.21, 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
\$ 17,285.21.

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 con-
vey 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 37, GRACE PARK, in the County of Klamath, State of Oregon.
aka 5822 Denver Avenue, Klamath Falls, Oregon

(CONTINUED ON REVERSE SIDE)

Neal H. Bell P. O. Box 497 Stayton, OR 97383 GRANTOR'S NAME AND ADDRESS	Geneva V. Wilson Pacific West Mortgage Co. P. O. Box 497, Stayton, OR 97383 GRANTEE'S NAME AND ADDRESS
After recording return to: Neal H. Bell P. O. Box 497 Stayton, OR 97383 NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: Geneva V. Wilson #3219 Pacific West Mortgage Co. P. O. Box 497, Stayton, OR 97383 NAME, ADDRESS, ZIP	

STATE OF OREGON,

SPACE RESERVED
FOR
RECORDER'S USE

County of _____ ss.
I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy

21873

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Marion

December 21, 1983

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named Neal H. Bell

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

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

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.

Before me:

(SEAL) Darlene H. Lawrence
Notary Public for Oregon
My commission expires: 4-25-86

Notary Public for Oregon
My commission expires:

(SEAL)

STATE OF OREGON,
County of Klamath
Filed for record at request of

on this 22nd day of Dec. A.D. 1983
at 11:13 o'clock A.M. and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Deputy
Fee 8.00

37800

INDEXED DEED

IV-38-90348