

K-36216

## TRUSTEE'S DEED

THIS INDENTURE, made this 11 day of January, 1984, between William C. Crothers, Jr., hereinafter called Trustee, and Donald L. Trout and Arlene Trout, hereinafter called the Second Party;

## WITNESSETH:

RECITALS: William J. Small, as Grantor, executed and delivered to Transamerica Title Insurance Co., as Trustee, for the benefit of Wells Fargo Realty Services Inc., Trustee Under Trust No. 7219, as Beneficiary, a certain trust deed dated March 23, 1978, duly recorded on May 26, 1978, in the Mortgage Records of Klamath County, Oregon, in Book M-78, Page 11177. The beneficial interest was assigned to Donald L. Trout and Arlene Trout, by instrument recorded on July 31, 1980, in Book M-80, Page 14215, in said records. William C. Crothers, Jr., was appointed successor-trustee by instrument recorded on July 1, 1983, in Book M-83, Page 10450, in said records. 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 July 22, 1983, in Book M-83, at Page 11689, 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 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. The persons named in Subsection 2 of ORS 86.740 were timely served with said Notice of 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 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 Deed as fully as if set out herein verbatim. On the date of said notice of sale, the undersigned Trustee has 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 December 9, 1983, at the hour of 9:00 o'clock, A. M., of said day, Standard Time as established by Section 187.110, 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 \$1,888.63, they 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 last stated in terms of dollars.

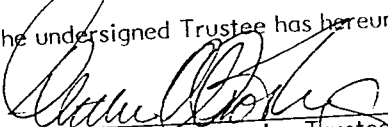
NOW THEREFORE, in consideration of the said sum so paid by the Second Party, the receipt whereof is acknowledged, and by the authority vested in said Trustee by the laws of the State of Oregon, and by said trust deed, the Trustee does hereby convey unto the Second Party all interest which the Grantor 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 20 in Block 11 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973, in Volume 20, pages 21 and 22 of MAPS in the office of the County recorder of said County.

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.

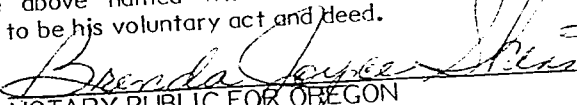
  
William C. Crothers, Jr., Trustee

January 11, 1984.

STATE OF OREGON, County of Marion ) ss.

Personally appeared the above named William C. Crothers, Jr., and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 7-31-86

87/eeSmallBX

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STATE OF OREGON: COUNTY OF KLAMATH: ss.  
I hereby certify that the within instrument was received and filed for record on the 12th day of January, 1984, at that the clock M. and duly recorded in Vol 124, of Books on page 100.

JEWELYN BISHOP, COUNTY CLERK

by  Deputy

Fee \$ 2.00

Return to: Crothers & Crandall 960 Broadway St. N.E. Suite 6 Salem, Or 97301