

TRUSTEE'S DEED

THIS INDENTURE, made this 16th day of March, 1984, between the Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Oregon, hereafter called trustee, and the United States of America, acting through the Farmers Home Administration, hereafter called the second party:

WITNESSETH:

RECITALS:

Kenneth A. Lehto and Nancy S. Lehto, husband and wife, as grantor(s), executed and delivered to the Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Oregon, as trustee, for the benefit of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as beneficiary, a certain trust deed dated April 4, 1977, and recorded April 5, 1977, in Instrument M 77, page 5653 of Mortgages, records of Klamath County, Oregon. Marlin T. Knutson, Jr. and June E. Knutson, husband and wife, hereafter called Grantor(s), as successors in interest assumed the obligations secured by this trust deed.

Marlin T. Knutson, Jr. and June E. Knutson, husband and wife, as grantor(s), executed and delivered to the Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Oregon, as trustee, for the benefit of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as beneficiary, a certain trust deed dated November 15, 1978, and recorded December 14, 1978, in Instrument M 78, page 27998 of Mortgages, records of Klamath County, Oregon. In and by said trust deed the real property therein and hereafter described was conveyed by said grantor(s) to said trustee to secure, among other things, the performance of certain obligations of the grantor(s) to the said beneficiary as set forth in said trust deed. The said grantor(s) thereafter defaulted in their performance of the obligations secured by said trust deed as stated in the notice of default hereafter mentioned and such default still existed at the time of the sale hereafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary named in said trust deed, or his successor in interest, declared all sums secured by said trust deed immediately 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(s) aforesaid was recorded in the records of said county on August 12, 1983, in Mortgages, Volume M 83 at page 13474, to which reference is now 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 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 of 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 January 31, 1984, at the hour of 11:00 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 \$36,725.00, he being the highest 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 has 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:

Lot 31 and the S 1/2 of Lot 30 of PONDEROSA PARK, in the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

IN WITNESS WHEREOF, the Government has caused this instrument to be executed this 16th day of March, 1984.

UNITED STATES OF AMERICA

Deadrick W. Dunlap
Deadrick W. Dunlap
Successor Trustee
Farmers Home Administration
U.S. Department of Agriculture

ACKNOWLEDGEMENT

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this 16th day of March, 1984, before me, a notary public in and for said county and state, appeared Deadrick W. Dunlap, known to me to be Successor Trustee, Farmers Home Administration, United States Department of Agriculture, and the person who executed the foregoing instrument, and he acknowledged to me that he executed the same as the free act and deed of the United States of America, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and seal at Klamath Falls Oregon, the day and year aforesaid.

Return:
Turner
Home Admin.
Box 264 MAIN
KFO

Elanore L. Clarke
ELANORE L. CLARKE
Notary Public in and for the
State of Oregon
My Commission Expires: 8/15/86

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 16th day of March A.D., 19 84 at 3:16 o'clock P.M. and duly recorded in Vol M84, of Deeds on page 4340.

Fee: \$2.00

EVELYN BIEHN, COUNTY CLERK
by: Ann Smith Deputy