

1-1-74
CE

34711

TRUSTEE'S DEED

Vol. 12879 Page 4614

THIS INDENTURE, Made this 16th day of March, 1984, between
WILLIAM S. WILEY, called trustee, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter
hereinafter called the second party;

WITNESSETH:
RECIPIENTS: WILBUR R. APPLEBEE and KAY E. APPLEBEE, 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 November 29, 1978, duly recorded on November 29, 1978, in the mortgage records
of Klamath County, Oregon, in book/reel/volume No. M-78 at page 26845, ~~referred to as~~
~~hereinafter described by said grantor to said trustee to secure, among other things, the performance of~~
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
October 13, 1983, in book/reel/volume No. M-83 at page 17612 thereof ~~referred to as~~
~~instrument, hereinafter referred to as the notice of default, 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 of sale 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
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 March 7, 1984, at the hour of
10:00 o'clock, AM., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes,
~~whereas the day and hour of said sale was postponed for reasons stated in the notice of sale, 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 \$ *43,233.79*
highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of
\$ *43,233.79*

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:
See Exhibit A attached hereto and by this reference
expressly made a part hereof.

**the beneficial interest under said Deed of Trust was assigned of record to Federal National
Mortgage Association, by assignment recorded June 18, 1979, in Volume M-79, Page 14305,

(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.
Federal National Mortgage Association
c/o Peoples Mortgage Co. (ATTN: G. Etsell)
P. O. Box 1788, Seattle, WA 98111
NAME, ADDRESS, ZIP

STATE OF OREGON,
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

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 OR 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.

William S. Wiley
WILLIAM S. WILEY

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Lane } ss.

March 16, 1984

Personally appeared the above named William S. Wiley and acknowledged the foregoing instrument to be his voluntary act and deed.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, 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 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.

(SEAL)

Notary Public for Oregon

My commission expires: 8/16/86

Notary Public for Oregon

My commission expires:

(SEAL)

A tract of land situated in the SE $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the intersection of the North line of N $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{2}$ of SE $\frac{1}{2}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, with the Easterly line of Homedale Road, and running Easterly along said North line a distance of 100 feet; thence Southerly at right angles a distance of 135 feet; thence Westerly parallel with said North line 100 feet to the East line of Homedale Road; thence Northerly along said Easterly line of Homedale Road 135 feet to the point of beginning.

EXCEPT from the above described property a strip of land 20 feet by 100 feet being on the North side and more particularly described in Deed recorded January 11, 1961, in Deed Volume 326 at page 462, Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 21st day of March A.D., 1984 at 2:58 o'clock P.M.
and duly recorded in Vol M84, of _____ Deeds _____ on page 4614.

Fee: \$12.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy.