

41934

TRUSTEE'S DEED

SEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 184 Page 17230

THIS INDENTURE, Made this 1st day of September October, 1984, between
 NEAL G. BUCHANAN, Attorney at Law
 called trustee, and JOHN R. WOOD
 hereinafter called the second party;

WITNESSETH:
 RECITALS: Sun Country Real Estate, Inc.
 delivered to Douglas M. Fellows, Attorney at Law, as grantor, executed and
 of John R. Wood, as trustee, for the benefit
 dated April 5, 1982, duly recorded on April 8, 1982, in the mortgage records
 of Klamath County, Oregon, in book/reel/volume No. M82, at page 4430, 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. A Successor Trustee was also appointed
 as is set forth below. **

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
 March 27, 1984, in book/reel/volume No. M84, at page 4820 thereof or as fee/file/
 instrument/microfilm/reception No. 34831 (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 on September 26, 1984, at the hour of
 11:00 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 \$ 28,985.14, 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
 \$ 28,985.14

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 incorporated by reference
 herein.

** By Resignation of Trustee dated October 7, 1983, and recorded 2/17/84 in Volume M84,
 page 2623, the aforesaid Trustee, Douglas M. Fellows resigned as Trustee and thereafter by
 Appointment of Successor Trustee dated 2/17/84, and recorded 3/9/84 in Volume M84, page 3861 of
 the Mortgage Records of Klamath County, Oregon, Neal G. Buchanan, Attorney at Law was appointed
 as Successor Trustee in the above-described trust deed.

Neal G. Buchanan, 1st Interstate Bank Bldg.
 601 Main Street, Suite 210
 Klamath Falls OR 97601-6007

John R. Wood
 12310 Williams Highway
 Grants Pass OR 97526

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
 NEAL G. BUCHANAN
 Attorney at Law

First Interstate Bank Building
 601 Main Street, Suite 210

Klamath Falls, Oregon 97601-6007

Until a change is requested all tax statements shall be sent to the following address.

John R. Wood c/o Klamath 1st Federal Savings & Loan
 540 Main Street
 Klamath Falls OR 97601

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

SPACE RESERVED
 FOR
 RECORDER'S USE

CK
 13.00

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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.

Neal S. Buchanan
Trustee

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.

October 1, 1984

Personally appeared the above named NEAL G. BUCHANAN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 8/1/86

(SEAL)

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.
Before me:

Notary Public for Oregon
My commission expires:

(SEAL)

DESCRIPTION

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PARCEL 1:

A Tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a one-half inch iron pin on the East line of said Section 9, said point being South 00°08' West a distance of 30.00 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9; thence South 00°08' West along the East line of said Section 9 a distance of 208.71 feet to a one-half inch iron pin; thence North 89°52' West a distance of 208.71 feet to a one-half inch iron pin; thence North 00°08' East parallel with the East line of said Section 9 a distance of 208.53 feet to a one-half inch iron pin; thence South 89°55' East a distance of 208.71 feet to the point of beginning.

PARCEL 2:

A Tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East section line of said Section 9 which is South 00°08' West a distance of 238.71 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9 and said point being the Southeast corner of that certain tract of land described as Parcel 1 in the deed recorded April 28, 1966 in Volume M66 at page 3788 of Klamath County, Oregon Deed Records; thence South 00°08' West along said East line of Section 9 a distance of 160.83 feet, more or less, to a point which is the Northeast corner of that certain tract of land conveyed to Ethelda Croft by deed recorded in Volume M66 at page 6590 of Klamath County, Oregon Deed Records; thence North 89°52' West along the North line of said Croft tract a distance of 208.71 feet, more or less, to the Northwest corner of said Croft tract; thence North 0°08' East parallel with said East line of said Section 9, a distance of 160.83 feet, more or less, to the Southwest corner of said tract of land described as Parcel 1 in said Deed recorded in Volume M66, page 3788 of Klamath County, Oregon Deed Records; thence South 89°52' East along the South line of said Parcel 1 a distance of 208.71 feet, more or less, to the point of beginning.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 5th day of Oct. A.D. 19 84
 at 3:17 o'clock P. M. and duly
 recorded in Vol. M84 of Deeds

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EVELYN BIEHN, Cou. t. Clerk

By [Signature] DeputyFee 12.00 Index: \$1.00