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MTC-13244  
TRUSTEE'S DEEDVol. M84 Page 18935  
Loan No. P-63675

THIS INDENTURE, Made this 31st day of October, 1984, between Douglas A. Port, Attorney at Law, hereinafter called trustee, and State of Oregon by and through Director of Veterans' Affairs, hereinafter called the second party;

## WITNESSETH:

RECITALS: Gregory C. and Katherine S. Downs, as grantor, executed and delivered to Mountain Title Company, as trustee, for the benefit of State of Oregon, by and through Director of Veterans' Affairs, as beneficiary, a certain trust deed dated April 21, 1983, duly recorded on April 21, 1983, in the mortgage records of Klamath County, Oregon, volume No. M83 at page 6109. 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 May 9, 1984, volume No. M84 at page 7715, 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. first class 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 notice 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 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 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 October 31, 1984, at the hour of 1:30 o'clock, P.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 \$44,840.40, 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 \$44,840.40.

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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 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 8, Block 5, FIRST ADDITION TO THE CITY OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

*Douglas A. Port*

Successor Trustee

Douglas A. Port

Attorney at Law OSB No. 61068

STATE OF OREGON, County of MARION, ss: November 6, 1984

Personally appeared the above-named Douglas A. Port who subscribed and swore to the foregoing certificate and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

*Melvin M. Sutton*

Notary Public for Oregon

My commission expires 12-14-85

Return after recording  
Department of Veterans' Affairs  
Attention Property Management  
700 Summer Street, NE  
Salem, OR 97310-1201

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 7th day of November A.D. 19 84  
at 4:12 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BIEHN**, County Clerk

By *[Signature]* Deputy

Fee 8.00 Index: \$1.00