

46781

1-1-74
OE 46715
ASPEN F-28159
TRUSTEE'S DEED
11th day of March, 1985, between
ASPEN TITLE & ESCROW, INC., An Oregon Corporation
called trustee, and The ESTATE OF MILDRED HAND
hereinafter called the second party;

WITNESSETH: ROBERT C. TURNER AND HELEN E. TURNER
delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, executed and
of MILDRED HAND, as trustee, for the benefit
dated April 23, 1980, duly recorded on April 28, 1980, in the mortgage records
of Klamath County, Oregon, in book/reel/volume No. M-80 at page 1868, as beneficiary,
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 31, 1984, in book/reel/volume No. M-84 at page 18588, thereof or as to which
instrument, in conformity with the provisions of the Oregon Revised Statutes, 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
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 March 11, 1985, at the hour of
10:00 o'clock, AM., 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
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 \$ 44,678.79, 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 \$ 44,678.79
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:

This document is being re-recorded to correct page number.

(CONTINUED ON REVERSE SIDE)

Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Estate of Mildred Hand
c/o Andrew C. Brandsness
411 Pine St., Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Estate of Mildred Hand
c/o Andrew C. Brandsness
411 Pine St., Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Estate of Mildred Hand
c/o Andrew C. Brandsness
411 Pine St., 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

'85 MAR 13 AM 10 33
'85 MAR 11 PM 3 43

3725

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forever.

(If executed by a corporation,
affix corporate seal)

ASPEN TITLE & ESCROW, INC.

ANDREW A. PATTERSON, Assistant Secretary

STATE OF OREGON, ss. County of Clatsop, State of Oregon, County of Clatsop, March 11, 1925.

Personally appeared ANDREW A. PATTERSON 19 85 888

Personally appeared the above named _____ each for himself and ~~and one for the other~~ who, being duly sworn,

and acknowledged the foregoing instru-
ment to be voluntary.

Assistant Secretary

Before me:

half of said corporation by authority of its board of directors and they acknowledged said instrument to be correct and true.

Notary Public for Oregon

My commission expires: _____
Notary Public for Oregon
My commission expires: _____

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 11/19/01 BY 60322 UCBAW/STP

100-443887-100

STATE OF OREGON,
County of Klamath

Filed for record at request of

of Klamath)

for record at request of _____ on this 11th day of March A.D. 19 85

at 3:43 o'clock P M, and duly
recorded in Vol. 185

13th day of March A.D. 19 85 Page 3593

and in Vol. M85 of Deeds

3724
By Ben Smith Deputy

By Devin Biern County Clerk Fee 0.90 COLLECTED BY STEFAN

Deputy

SECRET

3557