

540-1310

THIS INDENTURE, made this 11th day of April, 1985, between Harry M. Hanna, hereinafter called successor trustee, and The Benj. Franklin Federal Savings and Loan Association, hereinafter called The Benj. Franklin;

WITNESSETH:

RECITALS: W. Alan Bowker and Lenis M. Bowker, as grantors, executed and delivered to Transamerica Title Insurance Company, as trustee, for the benefit of Equitable Savings and Loan Association, as beneficiary, a certain trust deed dated September 4, 1973, duly recorded on September 4, 1973, records of Klamath County, Oregon, as Volume 73, Page 11844. In said trust deed the real property therein and hereinafter described was conveyed by said grantors to said trustee to secure, among other things, the performance of certain obligations of the grantors to the said beneficiary. The Benj. Franklin is the successor in interest to the original beneficiary. Grantors or grantors' successor in interest thereafter defaulted in the 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 Benj. Franklin 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 grantors' obligations was recorded in the records of said county on November 21, 1984, as Volume M84, Page 19741, to which reference now is made.

After the recording of said Notice of Default, as afore-said, the undersigned successor trustee gave notice of the time and place of sale of said real property as fixed by him and as required by law. Copies of the trustee's said notices of sale were mailed by U.S. certified mail, return receipt requested, to all persons entitled by law to such notice at their respective last known addresses, and the occupants of the property 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.

Further, the successor trustee published a copy of said Notice of Sale in a newspaper of general circulation in Klamath County, 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 verbatim. On the date of said Notice of Sale, the undersigned successor 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 and beneficiary in the trust deed.

Pursuant to said Notice of Sale, the undersigned successor trustee on April 11, 1985, at 10:00 A.M., of said day, Standard Time, and at the place so fixed for sale, sold said real property in one parcel at public auction to The Benj. Franklin for the sum of \$26,750.10, it 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 \$26,750.10.

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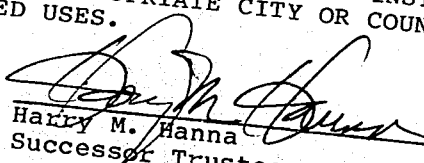
NOW THEREFORE, in consideration of the said sum so paid by The Benj. Franklin, the receipt of which is acknowledged, and by the authority vested in said successor trustee by the laws of the State of Oregon and by said trust deed, the successor trustee does hereby convey unto The Benj. Franklin all interest which the grantors had or had the power to convey at the time of grantors' execution of said trust deed, together with any interest the said grantors or his successors in interest acquired after the execution of said trust deed in and to the following-described real property, to-wit:

Lot 3 of Block 11 of Tract 1037, known as FIFTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

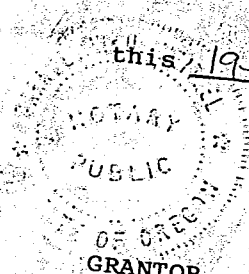
TO HAVE AND TO HOLD the same unto The Benj. Franklin, its successors in interest and assigns forever.

IN WITNESS WHEREOF, the undersigned successor trustee has hereunto set his hand.

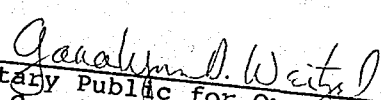
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A GRANTEE SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.


Harry M. Hanna
Successor Trustee

STATE OF OREGON)
County of Multnomah) : ss.



The foregoing instrument was acknowledged before me this 19th day of April, 1985.


Notary Public for Oregon
My Commission Expires: 7/20/87

GRANTOR

HARRY M. HANNA
Successor Trustee
1111 Benj. Franklin Plaza
One Southwest Columbia
Portland, Oregon 97258

After recording return to:

NIEHAUS, HANNA, MURPHY,
GREEN, OSAKA & DUNN
1111 Benj. Franklin Plaza
One Southwest Columbia
Portland, Oregon 97258

GRANTEE

The Benj. Franklin Federal
Savings and Loan Association
Attention: REO Department
One Southwest Columbia
Portland, Oregon 97258

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

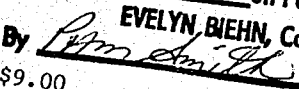
The Benj. Franklin Federal
Savings and Loan Association
Attention: REO Department
One Southwest Columbia
Portland, Oregon 97258

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
this 24th day of April A. D. 19 85 at 3:47 o'clock P. M., and
duly recorded in Vol. M85 of Deeds on Page 5952

2 - TRUSTEE'S DEED

Fee: \$3.00

By 
EVELYN BIEHN, County Clerk

Fee: \$9.00