

1-1-74
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48145

THIS INDENTURE, Made this 25th day of April, 19 85, between
WILLIAM L. SISEMORE called trustee, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
hereinafter called the second party;

TRUSTEE'S DEED

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RECITALS: JEFF COLE and KIM COLE, and PEARL E. HARTLEY and WITNESSETH: CHARLES E. HARTLEY,
WILLIAM SISEMORE delivered to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION as trustee, for the benefit
of KLAMATH County, Oregon, in book/reel/volume No. M79 at page 1713, in the mortgage records
dated January 18, 1979, duly recorded on January 19, 1979, at page 1713, in the mortgage records
of Klamath County, Oregon, in book/reel/volume No. M79 at page 1713, in the mortgage records
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
December 17, 1984, in book/reel/volume No. M84 at page 20978 thereof and 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 April 25, 1985, at the hour of
10:00 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 \$ 23,324.61, 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
\$ 23,324.61.

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:

PARCEL 1: The E $\frac{1}{2}$ of Lot 5, Block 35 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.
PARCEL 2: The Easterly 9 feet of the W $\frac{1}{2}$ of Lot 5, Block 35 of HILLSIDE ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPT the
North 5 feet thereof.

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
Box 5270
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

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

NOTARY PUBLIC
STATE OF OREGON
JAMES M. TAYLOR
NOTARY PUBLIC
STATE OF OREGON
JAMES M. TAYLOR

RECORDED & INDEXED
FEE \$1.00
JULY 10 1989

6030

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 L. Sisemore

(If executed by a corporation, affix corporate seal)
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this 25th day of April 1989 by William L. Sisemore

STATE OF OREGON, County of Klamath
The foregoing instrument was acknowledged before me this 25th day of April 1989 by William L. Sisemore, president, and by [blank], secretary of [blank] corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires 2-5-89

Notary Public for Oregon
My commission expires [blank]

STATE OF OREGON, County of Klamath

STATE OF OREGON, County of Klamath

Filed for record at request of [blank] on this 25th day of April A.D. 1989 at 4:30 o'clock P.M. and duly recorded in Vol. M85 of Deeds Page 6029

EVELYN BIEHN, County Clerk
By [blank] Deputy
Fee \$9.00

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