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TRUSTEE'S DEED

Vol. 185 Page 8862THIS INDENTURE, Made this 12 day of June, 1985, betweenTimothy A. Bailey
called trustee, and John W. Larsen and LaVonne Larsen
hereinafter called the second party;

RECITALS: MAXINE RAE KRUEGER

WITNESSETH:

delivered to TRANSAMERICA TITLE INSURANCE CO. as grantor, executed and
of JOHN W. LARSEN and LaVONNE LARSEN as trustee, for the benefit
dated May 12, 1983, duly recorded on June 30, 1983, in the mortgage records
of Klamath County, Oregon, in book/record No. M-83 at page 10319, 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.

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
January 28, 1985, in book/record No. M-85 at page 1534, thereof or as fee/file/
instrument/microfilm/reception No. 45421 (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 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 June 6, 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 \$ 24,885.82, 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
\$ 24,885.82

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:

"A portion of Tract No. 25, ALTAMONT SMALL FARMS, in the County of
Klamath, State of Oregon, described as follows: Beginning at a point
in the Northerly boundary of Tract No. 25 of Altamont Small Farms,
said point being 132.0 feet distant Westerly from the Northeasterly

(CONTINUED ON REVERSE SIDE)

Timothy A. Bailey
Crane & Bailey, Attorneys at Law
540 Main Street, Suite 204
Klamath Falls, OR 97601
John W. and LaVonne Larsen
97916 Payne Road
Brookings OR 97415

GRANTEE'S NAME AND ADDRESS

After recording return to:
Timothy A. Bailey, Crane & Bailey
540 Main Street, Suite 204
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

John W. Larsen and LaVonne Larsen
97916 Payne Road
Brookings OR 97415

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/record/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

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corner of said tract, and running thence North 88° 46' West along the said Northerly boundary line of said Tract 132.0 feet; thence South 9° 11' West 323.2 feet, more or less, to a point in the Southerly boundary of said tract; thence South 89° 48' East along the said boundary of the tract 132.0 feet; thence North 0° 11' East 322.0 feet to the point of beginning."

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.

TIMOTHY A. BAILEY
Successor Trustee

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

County of Klamath ss.

June 10, 1985

Personally appeared the above named Timothy A. Bailey and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 8/1/86

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

_____ 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)

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 13th day of June A.D. 19 85
at 11:37 o'clock A M, and duly
recorded in Vol. MS5 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$2.00

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