1-1-74 . STEVENS-NEES LAW PUBLIS	
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TRUSTEE'S DEED	e 9300 @
THIS INDENTURE, Made this day of June	, 19.85, between
Called truster and VI AMATHI ETD OR AND	, 17, berween
called trustee, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION	, neremaner

hereinafter called the second party;

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TRUSTEE'S DEED

WITNESSETH:

RECITALS: REX L. ANDERSON and DIANE ANDERSON, his wife, delivered to

....., as grantor, executed and WILLIAM SISEMORE of _____KLAMATH_FIRST_FEDERAL_SAVINGS_AND_LOAN_ASSOCIATION_____, as beneficiary, a certain trust deed dated _____October 16, 19.78, duly recorded on _____October 26 _____19.78, in the mortgage records of ______Klamath _____County, Oregon, in book/reet/success No. _M7844 _____at page _24093 ________ or as tery inter instrument knick while knewsplice Max (indisate 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 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 advertise-

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 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 attidavits 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

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 \$ 24,574.85 , 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 $\sin i a$ or $\sin i$ you and as complete

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:

Beginning at the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION LO HTO. THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet

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	STATE OF OREGON,
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NAME, ADDRESS, ZIP	By Deputy
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HANS ADDREES 21P to the Southerly line of Grant Street (formerly Franklin Street); thence to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following-described property: Beginning at the point on the Southerly line of Grant Uniti a thatta the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following-ETATURATH described property: Beginning at the point on the Southerly line of Crant OK Street Northeasterly along said Southerly line which is 90 feet from the mo Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Tot 5 [Block 63] Nichols Addition to the City of Klamath Southerly line which is 90 feet from the most Ralls Oregon, thence Southeasterly narallel with 8th Street 40 feet; thence Westerly corner of Lot 3; Block 03; Nicnols Addition to the Gity of Klamain Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Courthwarf on the Court of Court of Street to feet; thence Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly paral-101 with 8th Street 40 feet to the Southerly line of Grant Street; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly Paral-lel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning. lel with 8th Street, 40 feet to the Southerly line of Grant Street; inence Northeasterly along said Southerly line 7 feet to the place of beginning.

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time of Sth Street, 40 feet; thence Northeasterly and parallel vill 471 Street, Street, 50 feet; thence Northeasterly and parallel vill 471 Street, Street, 50 feet; thence Northeasterly and parallel vill 471 Street, TO HAVE AND TO HOLD the same unto the second party, his heirs, successors in interest and assigns for-Restriction this instrument and whenever the context of party the manual instruction the second party is the manual instruction to the second party is the manual instruction. In construing this instrument and whenever the context so requires, the masculine gender includes the feminine 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

and the neuter and the singular includes the plural; the word "grantor" includes any successor in interest to the grantor is 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 "heneficiary" includes any successor in intergrantor'as well as each and all other persons owing an obligation, the performance of which is secured by said trusteed in the word "trustee" includes any successor trusteed and the word "beneficiary" includes any successor in inter-est of the beneficiary first named above indersioned trustee has bereinto set his hand; if the undersioned is a corthe beneficiary first named above. IN WITNESS WHEREOF, the undersigned trustee has hereinto set his hand; if the undersigned is a cor-poration, 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 and counsiderations build be affixed hereunto by its officers not a final of the second by order of its Board of Directors and counsiderations build be affixed hereunto by its officers to save an other and and and the pathers and the second by and and and and the second by the second by the second by the point of the second by the second by and the pathers and the second by the se

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