| 51253 | STEVENS-NESS LAW PUB.CO PORTL | | |
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| 51253 Marian Lauric to Contract THIS INDIRANGED | TRUSTEE'S DEED VOL. MIS Page | 11437 | |
| MICHAEL 18th 18th | | | |
| called frustee, and RIVER WEST LTD | | , 1985, between | |
| called frustee, and RIVER WEST, LID. hereinafter called the second party; | 32 May 22 | , between | |
| Company of the state | and the second of the second o | | |

| WITNESSETH | |
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| RECITALS: JEFFREY A. & NOVA I PROOFE | • |
| delivered to MOUNTAIN TITLE COME. DROUKS | |
| RECITALS: JEFFREY A. & NOVA L. BROOKS delivered to MOUNTAIN TITLE COMPANY, INC. of MICHAEL & SHARON TOMSON dated November 15 , 19 79, duly recorded on January 10 of Klamath | as frantos on |
| Moderate & SHARON TOMSON | , as greated, executed and |
| | |
| of Klamath January 10 | , as beneficiary, a certain trust deed |
| of MICHAEL & SHARON TOMSON dated November 15 , 19 79, duly recorded on January 10 of Klamath | , 1900 in the mortgage records |
| hereinafter described was conveyed by said grantor to said trustee to secure, as of the obligations secured by said trust deed as extensive. The said grantor the said beneficiary. The said grantor the said trust deed as extensive trust and grantor the said trust deed as extensive trust deed as | at page 502 |
| control described was conveyed by said fronts. In said tr | ust deed the real |
| certain obligations of the grantor to said trustee to secure a | mont all property therein and |
| certain obligations of the grantor to the said beneficiary. The said grantor the obligations secured by said trust deed as stated in the notice of default he still existed at the time of the sale hereinatter deed. | nong other things, the performance of |
| still exists secured by said trust deed as stated in the | ereafter defaulted in his |
| existed at the time of the sale heroinatte. In the notice of default he | reinafter marking in his performance |
| | omarter mentioned and such default |
| By reason of said default is | |

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 advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on instrument/microfilm/reception No. 43971 (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 Notice of Sale were served pursuant to ORCP 7D.(2) and 7D.(3) or mailed by both first class and certified mail with return receipt requested, to the last-known address of the persons or their legal representatives, if any, named in subsections (1) and (2)(a) of Section 86.740 Oregon Revised Statutes, at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in subsection (1) of ORS 86.740, promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the property was sold, pursuant to subsection (1) of Section 86.750 Oregon Revised Statutes. If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by subsection (6) of Section 86.755 Oregon Revised Statutes were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) within 30 days after the release from the stay. 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 more than 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 official 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. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740.

cursuant to said notice of sale, the undersigned trustee on ___April 30______, 19.85_, 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 as permitted by subsection (2) of Section 86.755, Oregon Revised Statutes) (which was the day and hour set in the amended Notice of Sale) (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 \$12,791.68 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 \$ 12,791.68

| MICHAEL To Shence 32 or the Southerly particularly described as follows: | D ON REVERSE SIDE) | 44 32 (1) | paru |
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| FORETHER WITH and Casamana particularly described as follows: | 700 feet of th | STATE OF OREGON, | 1 -3 |
| GOSTING MILE SIG GEORGIUS DE LOCHOS: SECONTUR GRANTOR'S NAMEJAND ADDRESS: ALPHIS DES RIVER WEST & LTD. OL 2014 FOR JAN 300 GRASS VALLOU CA OF OVER | | County of | ss. |
| | W. 64, 1519 | ment was received for record on day of | |
| After recording return for: 1999 19 | SPACE RESERVED | in book/reel/volume No., and recor | rdeđ |
| Grass Valley CA 05045 | | ment/microfilm/recention W | |
| Until a change is requested all for state | William William | Witness my hand and | |
| P. 0 Box 949 ELONE TO CONSTRUCT TO STANCE TO S | and the Anna and the | County affixed. | · . |
| Grass Valley, CA 95945 | | NAME TITLE By | ······ |
| | | Дері | 2ty |

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:

A parcel of land situated in the SW% of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as

The NE% of the SW% of said Section 36, EXCEPTING the Southerly 400 Feet thereof and excepting that portion lying within the right of way of the Klamath Northern Railroad. TOGETHER WITH and easement 60 feet in width for purposes of ingress and egress more

The Northerly 60 feet of the Southerly 400 feet of the NE% of the SW% of said Section -36 lying West of the Klamath Northern Railroad right of way and the Easterly 60 feet of the Southerly 400 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36.

early cale and early can being the fulfield and best runs too for some as the consists of \$100 persons. en egon and parawin to the powers in densel upon him by a fel my public is ribust to the said second party for the sain of \$ 19, 731, and the sain of \$ 10, 731, and \$ 1 though it mappiticately, and at the place we have into others also aid, in hill report that any the have seen State of a subject to the state of the state of the state of the remainder of the state of Oragan Bauwad Statutas) (which was the duy and have set in the area about Stational Same Clebers), who is parem That it committees to see see the alient one and the second control and the second control of Carlied was the day and hous to which yield sale was parameted a garmatres of some standard was the day and house to which yield and have parameter in a garmatre. 12:09 . delock. Att of said day, Strondard Three as wealth as the strong

Parsuant to sold notice of sale, the under after a rustice on , ing read in said described real property, endined to notice principals to subsequence of jets to a continue of monce of any person other then me persons torned in sold attravers in a second in and made a near of this tractice's done in 1987 to it are not been a contracting the sold requestal details and elections is not and the tribules, notice duly recorded prior to the date of sale in the official records or a become from success of a time dest the Instrumblishing of solid notice encourses by the files of sales of solid one flower than a sales. The tradition is received and publication of a distribute of solid one flower than a sales of solid to show a tradition of solid one flower than a sales of solid to show a tradition of solid one flower than the sales of solid one sales of solid

enterally to a more contact of function stronger on well county in which the con-86,340 and 24, 1898.) within 36 days after the source transities day. Further, the second Barbard Statemes were mailed by registance or audied mail to the warder or the trans the responsible of an America Matter of Sole in division required in the months of the to subsention (4) in Section 50,710 Origin Review Survives if an Interior of in the body of proposition to Other PARTA and May be hear by the body in the body of more in the body of the body Market of their mark meets their accounts also at the preparity made had o

sufficient the earth of the seather of their seathers of TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns for-

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, the word "beneficiary" includes any successor in interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

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 $\mathcal{W}_{\mathcal{A}}(\mathcal{V}_{\mathcal{A}}) = \mathcal{W}_{\mathcal{A}}$

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY

MICHAEL L. SPENCER

CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. analysis and the annual of the environmental Commer differen Marsay

STATE OF OREGON,) County of Klamath) Filed for record at request of

(If the signer of the above is a conjunction, use the form of acknowledgment appearite.) CYON LONGO STATE OF OREGON, STATE OF County of Klamath The foregoing instrument was acknowledged before this ______, 19.00, by MICHAEL L. SPENCER

Canna m Con

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on this 18th day of July Notary Public for Oregon

My commission expires: 1-19-87

Notary Put My commis

4:18 . oʻclock <u>P</u> . M, and duly recorded in Vol. M85 Deeds 11437 EVEL BEHN, County Clerk \$9.00

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A.D. 19_85