

52320

TRUSTEE'S DEED

Vol. M85 Page 13229

THIS INDENTURE, Made this 16th day of August, 19 85, between
Steven Schwindt
 called trustee, and Joy D. Russo
 hereinafter called the second party;

WITNESSETH:

RECITALS: Frank W. Branlund
 delivered to Mountain Title Company, Inc., as grantor, executed and
 of Joy D. Bradford, as trustee, for the benefit
 dated December 5, 19 83, duly recorded on February 24, 19 84, in the mortgage records
 of Klamath County, Oregon, in book/reel/volume No. M84 at page 2928, 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 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-
 ment and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on
March 13, 1985, in book/reel/volume No. M85 at page 3765 thereof or as fee/file/
 instrument/microfilm/reception No. _____ (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 sum-
 mons 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.

Pursuant to said notice of sale, the undersigned trustee on August 14, 19 85, at the hour of
2:00 o'clock, P.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 paren-
 thesis 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 \$ 23,814.75, 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 \$ 23,814.75.

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SUMMERS & SCHWINDT
 P.O. Box 474
 Stayton, OR 97383

NAME, ADDRESS, ZIP

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

Joy D. Russo
 260 Acacia
 Newberry Park, CA 91320

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

SPACE RESERVED
FOR
RECORDER'S USE

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:

The NW 1/4 of Section 31, Township 35 South,
Range 12 East of the Willamette Meridian,
Klamath County, Oregon.

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, 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 duly authorized thereunto by order of its Board of Directors.

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Steven Schwindt
Successor Trustee

(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 Marion

} ss.

The foregoing instrument was acknowledged before
me this August 19, 1985, by

Steven Schwindt

Donna J. Rausone
Notary Public for Oregon

(SEAL)

My commission expires: 4-14-85

STATE OF OREGON.

County of Klamath ss.

Filed for record at request of:

on this 21st day of August A.D. 19 85
at 2:14 o'clock P.M. and duly recorded
in Vol. M85 of Deeds Page 13229

Evelyn Biehn,

By

County Clerk

) ss.

to this

ation.

Deputy.

Fee, \$9.00

(SEAL)