

OC 152807 J-SR-83 ATE 28432 Vol 1485 Page 14075-9  
 (2871) TRUSTEE'S DEED of Oregon

THIS INDENTURE, Made this 28th day of August, 1985, between John A. McCormick, called trustee, and State Federal Savings and Loan Association, hereinafter called the second party;

Wayne F. Christensen, husband and wife & Ernestine Christensen, as an individual, as grantor, executed and delivered to Transamerica Title Insurance Co., as trustee, for the benefit of State Savings and Loan Association, nka\*, as beneficiary, a certain trust deed dated January 30, 1984, duly recorded on February 9\*\*, 1984, in the mortgage records of Klamath County, Oregon, in book/roll/volume No. M-84 at page 2097, 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. \*State Federal Savings and Loan Assoc. \*\*re-recorded March 8, 1984, in Book M-84, Page 3800.

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 February 27, 1985, in book/roll/volume No. M-85 at page 2931 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 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 of sale are shown by one or more affidavits or proofs of service sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits and proofs, together with 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 23, 1985, at the hour of 1:00 o'clock, P.M., of said day, sold said real property as described by Section 86.740, Oregon Revised Statutes, to the highest bidder, to-wit: State Federal Savings and Loan Association, as beneficiary, for the sum of \$40,355.60, he being the highest and best bidder at public auction to the said second party for the sum of \$40,355.60, the true and actual consideration paid for this transfer is the sum of \$40,355.60.

(CONTINUED ON REVERSE SIDE)

John A. McCormick  
 P.O. Box 40  
 Albany, Oregon 97321

State Federal Savings and Loan  
 P.O. Box S  
 Corvallis, Oregon 97339

After recording return to:

John A. McCormick  
 P.O. Box 40  
 Albany, Oregon 97321

Until a change is requested all tax statements shall be sent to the following address:  
 State Federal Savings and Loan  
 P.O. Box S  
 Corvallis, Oregon 97339

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument 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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of \_\_\_\_\_ County affixed.

By \_\_\_\_\_ Deputy



14077

## EXHIBIT A

Lot 5, Block 77, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM the Southwest 3 feet of Lot 5 used for sewer line right of way. TOGETHER WITH an easement for driveway purposes described as follows:

Beginning at the most Southerly corner of Lot 7, Block 77, of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS; thence in a Northeasterly direction to the most Northeast corner of said Lot 7; thence Southeasterly to a point 10 feet Southeast of the Westerly corner of Lot 5; thence Northeasterly parallel with and 10 feet distant from the Northwest line of Lot 5, to the East line of said Lot 5; thence Northerly to the most Southerly corner of Lot 12; thence Northwesterly along the lot line between Lots 11 and 12, 10 feet; thence Southerly to a point that is 10 feet Northwesterly of the intersection of the Southeast line of Lot 11 and the West line of Idaho Street, and running parallel with said Idaho Street; thence Southwesterly parallel with and 10 feet distant from the Southeasterly lot line of Lots 10 and 11, to the Southwesterly line of Lot 10; thence Southwesterly to a point that is 20 feet Northwesterly of the most Northeasterly line of Lot 7; thence Southwesterly parallel with and 20 feet distant from the Southeasterly line of Lot 7 to the Southwest corner of said lot; thence Southeasterly 20 feet to the most Southeast corner of Lot 7 and the point of beginning, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 19 85 at 10:32 o'clock A. M., and duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Deeds on Page 14075  
By Evelyn Biehn, County Clerk  
Pam Smith

FEE \$13.00