

53746

TRUSTEE'S DEED

Vol. 1485 Page 15606

THIS INDENTURE, Made this 24th day of September, 1985, between
GLENN D. RAMIREZ, Successor Trustee,
called trustee, and GRACE R. THOMAS,
hereinafter called the second party;

RECITALS:

WITNESSETH:

NANCY A. MORRIS

executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as grantor,
for the benefit of GRACE R. THOMAS, as trustee,
a certain trust deed dated November 24, 1980, duly recorded on November 26, 1980, in
the mortgage records of Klamath County, Oregon, in book M-80, at page 22976 thereof.
In and by 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 as
set forth in said trust deed. 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 bene-
ficiary named in said trust deed, or his successor in interest, declared all sums secured by said trust deed immedi-
ately due and owing; a notice of said default, containing an election to sell the said real property and to foreclose
said trust deed by advertisement and sale to satisfy the obligations of the grantor aforesaid was recorded in the
mortgage records of said county on May 13, 1985, in book M-85 at page 7134 thereof, 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 were timely personally 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: 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 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 prop-
erty subsequent to the interest of the trustee in the trust deed.

Pursuant to said notice of sale, the undersigned trustee on September 24, 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),* 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 \$ 16,956.26 he being the high-
est and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof
hereby is acknowledged, and by virtue of 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 the interest which the grantor had
or had the power to convey at the time of the execution by him 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 a point on the Section Line which lies North
00°12' East along the Section Line a distance of 799.8 feet from the South-
west corner of Section 35, Township 38 South, Range 9 East of the Willamette
Meridian in Klamath County, Oregon, and running thence: Continuing North
00°12' East along the section line a distance of 61 feet to a point; thence
North 89°59' East a distance of 344.1 feet to an iron pin; thence South
00°15' West a distance of 61 feet to an iron pin; thence South 89°59' West
a distance of 344 more or less to the point of beginning in the SW 1/4 NW 1/4
SW 1/4 of Section 35 Township 38 South, Range 9 East of the Willamette
Meridian in Klamath County, Oregon. ***Excepted is the Westerly 30 feet
lying in Summers Lane Road right-of-way and the Irrigation Ditch and
drainage ditches now on said tract, in the County of Klamath, State of
Oregon.

TO HAVE AND TO HOLD the same unto the second party, his heirs and assigns forever.

*Delete the words in this parenthesis if not applicable.

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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 and seal; 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.

Glenn D. Ramirez (SEAL)
Successor Trustee

(SEAL)

TRUSTEE'S DEED
(FORM No. 900)
STEVENSON LAW FIRM, P.C., PORTLAND, ORE.

Trustee

TO

Second Party
STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 25th day of Sept., 1985 at 4:08 o'clock P.M., and recorded in book M85 on page 15606 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
County Clerk-Recorder
Fee: \$9.00

AFTER RECORDING RETURN TO

G. Ramirez
Box 368
H.F., OR 97601

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,
County of Klamath
September 24, 1985.
Personally appeared the above named
GLENN D. RAMIREZ

and acknowledged the foregoing instrument to be his voluntary act and deed.

Vivienne I. Husted
(OFFICIAL SEAL)
NOTARY PUBLIC-OREGON
Notary Public for Oregon
My commission expires: 3-14-89

(ORS 93.400)

STATE OF OREGON, County of
Personally appeared

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

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:

(OFFICIAL SEAL)