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TRUSTEE'S DEED

Vol. 1185 Page 312

THIS INDENTURE, Made this 2nd day of December, 1985, between
NEAL G. BUCHANAN
called trustee, and JOHN L. HECK
hereinafter called the second party;

WITNESSETH:

RECITALS: JAMES V. ROGERS, as grantor, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, for the benefit of JOHN L. HECK, as beneficiary, a certain trust deed dated July 15, 1983, duly recorded on August 15, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M83 at page 13640, or as fee/tile/instrument/microfilm/reception No. 26984 (indicate which). In said trust deed the real property therein 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 advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on July 24, 1985, in book/reel/volume No. M85 at page 11689 thereof or as fee/tile/instrument/microfilm/reception No. 51377 (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 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 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 property subsequent to the interest of the trustee in the trust deed.

Pursuant to said notice of sale, the undersigned trustee on December 2, 1985, at the hour of 1:00 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 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 \$ 13,397.69, 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 \$ 13,397.69.

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 N½E½SE¼ Section 17, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon

** Thereafter, by Appointment of Successor Trustee dated January 31, 1985, NEAL G. BUCHANAN, Attorney at Law, was appointed Successor Trustee.

JAMES V. ROGERS

GRANTOR'S NAME AND ADDRESS

John L. Heck
Rt 1. Box 344E
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal G. Buchanan
601 Main St., Suite 210
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

John L. Heck
Rt 1. Box 344E
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Deputy

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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, 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; 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.

NEAL G. BUCHANAN

STATE OF OREGON.

County of Klamath } ss.

12/2, 1985

Personally appeared the above named NEAL G. BUCHANAN and acknowledged the foregoing instrument to be his voluntary act and deed.

STATE OF OREGON, County of.

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Personally appeared

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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

and that the seal affixed to the 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:

' ' SEAL

Notary Public for Oregon
My commission expires: 11/5/89
JAMES G. DELLER
NOTARY PUBLIC
STATE OF OREGON
(SEAL)

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of _____ the 10th day
of December A.D., 19 85 at 11:44 o'clock A M., and duly recorded in Vol. M85
of Deeds on Page 20046

FEE \$9.00

Evelyn Biehn, County Clerk
By *P. Biehn*