	ndividual or Corporato).
	TRUSTEE'S DEED VOI M85 Page 2024
THIS INDEN	TRUSTEE'S DEED VOI 185 Page 2024
MICHAEL L. SPENCER	HO and JANET CARVALHO bush
called trustee, andBERTRAM NCADVAL	day of DECEMBER
nereinatter called the second party:	HU and JANET CARVALHO, husband
	HO and JANET CARVALHO, husband and wife
RECITALS: CRAIG L. EMMETT and MA	WITNESSETH: RY ANNE EMMETT y, Inc., as grantor, executed as trustee, for the ben recorded on July 16, as beneficiary, a certain trust d in book/reel/volume No. M81, 19, 81, in the mortgage reco (indicate which). In said trust deed the real property therein a beneficiary mort of the said trust deed the real property therein a
delivered to Mountain Title Company	RY ANNE EMMETT
dated July 15	ARVALUO, as grantor execute t
of Klamath , 19 81, duly	recordedlulus le
instrument/microfilm/reception Noregon,	in book/reel/volume No. M81, 19, 81, in the mortgage reco (indicate which). In said trust deed the real property therein a beneficiary. The said graptor d
hereinafter described was conveyed by	(indicate which) to the second
of the obligations of the grantor to the spid	rantor to said trustee to secure and trust deed the real property therein
still existed at the time of its said trust deed as	in book/reel/volume No. <u>M81</u> (indicate which). In said trust deed the real property therein a peneticiary. The said grantor thereafter defaulted in his performance stated in the notice of default hereinafter mentioned and such defau and holder of w
Ry and	described a delaur nereinafter most
beneficion at a said derault, the owner	-ind such defau
notice of the manieu, or his success	of the oblighting
ment and sale to satisfy dented in the set	interest, declared all sums so secured by said trust deed, being the ll the said real property and to foreclose said trust deed by advertise gations was recorded in the mortgage records of said county of /volume NoM85
instrument /	sations was recorded in at
microfilm/reception No 51227	volume No. M85 " the mortgage records of the volume
After the recording of said notion	(Indicate which), to which reference thereof or as fee/file
Were served and real property on the	in a cresard, the under the
requested to ORCP 7D.(2) and 7D	by him and as required by t
(2)(a) of Section 86.740 Orector of the person	ons or their least of the state
I rustee's Notice of Sale was mailed to	(3) or mailed by both first class and certified mail with return receipt ons or their legal representatives, if any, named in subsections (1) and s, at least 120 days before the date the property was sold, and the strator or executor of any person named in subsection (1) of ODS wieldge of the disability insertion
86 740	s and certified mail with
Notice of S 1	strator or executor of any receipt requested, to the last the
nons is served pursuant to open	Property des is ability, insanity or death (1) of ORS
subsection (1) of Section 86 750 (2) and 7D.(	is and certified mail with return receipt requested, to the last-known strator or executor of any person named in subsection (1) of ORS property described in the trust deed in the manner in which a sum- (3) at least 120 days before the date the property was sold, pursuant in the form required by subsection (6) of Section 86 755 Orac
evised Statut Copies of an Amended Notice to	d Statutes. If the foreclose
5.740 and ac and	e in the form required by
sale in a newspaper of densed	3) at least 120 days before the date in the manner in which a sum- ed Statutes. If the foreclosure proceedings were stayed and released tified mail to the last-known address of those persons listed in ORS e from the stay. Further, the trustee published a copy of said notice notice occurred more than twenty days prior to the date of real
In successive weeks; the last nublication in each	e from the stay. Further, the trustee published a copy of said notice county in which the said real property is situated, once a week for notice occurred more than twenty days prior to the date of such al records of said county as it is of proofs of said
ly record in service and publication of said	notice occurred more the
said notice of default	county in which the said real property is situated, once a week for notice occurred more than twenty days prior to the date of such tice of sale are shown by one or more ultidavits or proofs of service al records of said county, said alfidavits and proofs, togethere will
	- incords of said county is a unite allidavits or proofs at
and made a part of this trust	le truster's county, said affidavits and
tice of an a part of this trustee's dead and the	he trustee's notice of not in affidavits and proofs to fail
tice of any person, other than the persons named for the said described real property.	the trustee's notice of sale, being now referred to and incorporated if set out herein verbatim. The undersigned trustee to
tice of any person, other than the persons named erest in said described real property, entitled to person	the trustee's notice of sale, being now referred to and incorporated if set out herein verbatim. The undersigned trustee has no actual office and affidavits and proofs as having
Fice of any person, other than the persons named erest in said described real property, entitled to no Pursuant to said notice of sale, the undersign ich man di	the trustee's notice of sale, being now referred to and incorporated in said affidavits and proofs as having or claiming a lien on or potice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740.
Pursuant to said notice of said ay, Standard hich was the day and hour to which said as and hour to which said and	The trustee's notice of sale, being now referred to and incorporated in said affidavits and proofs, together with in said affidavits and proofs as having or claiming a lien on or obtice pursuant to subsections $(1)(b)$ or $(1)(c)$ of ORS 86.740. Time as established by S
Pursuant to said notice of said and the persons named Pursuant to said notice of sale, the undersign ich was the day and hour to which said sale w gon Revised Statutes) (which was the day	The trustee's notice of sale, being now referred to and incorporated in said affidavits and proofs, together with in said affidavits and proofs as having or claiming a lien on or obtice pursuant to subsections $(1)(b)$ or $(1)(c)$ of ORS 86.740. Time as established by Section 187.110, Oregon Revised St. 400
Pursuant to said notice of sale, the undersign Pursuant to said notice of sale, the undersign ich was the day and hour to which said sale w is if inapplicable), and at the place of sale if the undersign of the said sale w where the day and hour to which said sale w is if inapplicable), and at the place of the said sale w	The trustee's notice of sale, being now referred to and incorporated in said affidavits and proofs, together with in said affidavits and proofs as having or claiming a lien on or obtice pursuant to subsections $(1)(b)$ or $(1)(c)$ of ORS 86.740. Time as established by Section 187.110, Oregon Revised Statutes, nour set in the amount in the subsection (2) of Section (2) of Section
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The made a part of this trustee's deed as fully as the of any person, other than the persons named perest in said described real property, entitled to ne Pursuant to said notice of sale, the undersign o'clock, A.M., of said day, Standard ich was the day and hour to which said sale w gon Revised Statutes) (which was the day and H is if inapplicable), and at the place so fixed for sa ic auction to the said second party for the sum of sale and said sum being the highest and best sum his transfer is the sum of \$22,114.43. (CONTINU CHAEL L. SPENCER	the trustee's notice of sale, being now referred to and incorporated is if set out herein verbatim. The undersigned trustee has no actual botice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740. Time as established by Section 187.110, Oregon Revised Statutes, nour set in the amended Notice of Sale) (delete words in paren- time by said trust deed, sold said real property in one parcel at the bid for said property. The true and actual consideration paid to for Status Side Status Side Status Side Status to N REVERSE SIDE STATE OF OREGON, County of Status of the State Side Status Side Side Status Side Status Side Status Side Side Status Side Status Side Side Side Status Side Side Side Status Side Side Side Side Side Side Side Side
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CHAEL L. SPENCER GRANTOR'S NAME AND ADDRESS RTRAM & JANET CARVALHO GRANTER'S NAME AND ADDRESS RTAM & JANET CARVALHO We have the comparison of the states and the states Compared to the states of the states of the states CHAEL L. SPENCER CHAEL L. SPENCER	The trustee's notice of sale, being now referred to and incorporated is if set out herein verbatim. The undersigned trustee has no actual obtice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740. Time as established by Section 187.110, Oregon Revised Statutes, nour set in the amended Notice of Sale) (delete words in paren- tim by said trust deed, sold said real property in one parcel at the being the highest and best bidder at the being the highest and best bidder at the being the highest subsection paid to tor said property. The true and actual consideration paid to ON REVERSE SIDE STATE OF OREGON, SPACE RESERVED NECONDER'S USE SPACE RESERVED NECONDER'S USE SPACE RESERVED NECONDER'S USE SPACE RESERVED NECONDER'S USE SPACE RESERVED NECONDER'S USE SPACE RESERVED NECONDER'S USE NECONDER'S
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Sum City Center. FL NAME, ADORESS. 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 decoder 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 the second party all interest which the grantor had or had the power to convey the trustee does nereby 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 does in a first the approximation of said trust deed is and to the following described and real property to with at the time of granior's execution of said trust deed in and to the following described real property, to-wit: Lot 14 in Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the 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 Brance as well as taken and an other persons owing an oungarion, the performance of which is secured by said thus deed; the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the backford of the performance of which is the backford of the performance of the pe 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 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. MICHAEL Knog lif executed by a corporation affix corporate seal) (if the signer of the above is a cor-use the form of acknowledgment r STATE OF OREGON. STATE OF OREGON, County of Klamath County of KLAMATH IORS 194.5 SS, The foregoing instrument was acknowledged before mg.shis MIGHAEL Ca. SPENCER Filed for record at request of: ) 88. on this \_\_\_\_ thia 13th day of December A.D., 19 35 at \_ 8:36 Harnin Pinninger Notary Public tor Oregon \_\_\_M. and duly recorded Page 20240 in Vol. M85 Evelyn Biehn, Notal My commission expires: \_ of \_Deeds (SEAL) ..... County Clerk By 9-10-89 tion. Amitte. Fee, \$9.00 Deputy. (AL)

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