

58172

K-37903

## TRUSTEE'S DEED

Vol. M86 / Page 2541  
540-1904/GM  
LUF No. 2476/DP

THIS INDENTURE, made this 29th day of January, 1986, between Harry M. Hanna, hereinafter called Successor Trustee, and The Benj. Franklin Federal Savings and Loan Association, hereinafter called The Benj. Franklin;

## WITNESSETH:

RECITALS: Noel Putman and Carolyn Putman, as grantors, executed and delivered to Transamerica Title Insurance Company, as trustee, for the benefit of Equitable Savings and Loan Association, as beneficiary, a certain trust deed duly recorded on July 20, 1979, official records of Klamath County, Oregon, Volume M79, Page 17227. In said trust deed the real property therein and hereinafter described was conveyed by said grantors to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. Grantors or grantors' successor in interest thereafter defaulted in the 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 Benj. Franklin 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 grantors obligations was recorded in the official records of said county on August 26, 1985, Volume M85, Page 13464, to which reference now is made.

After the recording of said Notice of Default, the Successor Trustee gave notice of the time for and the 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 mailed by U.S. certified mail, return receipt requested, and by first class mail, to all persons entitled by law to such notice at their respective last known addresses, and the occupants of the property 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.

Further, the Successor Trustee published a copy of said Notice of Sale in a newspaper of general circulation in Klamath County, 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 on or 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 verbatim. On the date of said Notice of Sale, the Successor 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 and beneficiary in the trust deed.

Pursuant to said Notice of Sale, the Successor Trustee on January 29, 1986, at 10:00 A.M., of said day, based on the Standard of Time, as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale, sold said real property in one parcel at public auction to The Benj. Franklin for the sum of \$31,167.45, it being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

FEB 11 AM 11 34

The true and actual consideration paid for this transfer is the sum of \$31,167.45.

2542

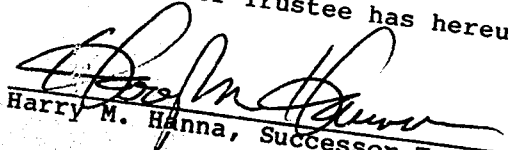
NOW, THEREFORE, in consideration of the said sum so paid by The Benj. Franklin, and by the authority vested in the Successor Trustee by the laws of the State of Oregon and by said trust deed, the Successor Trustee does hereby convey unto The Benj. Franklin all interest which the grantors had or had the power to convey at the time of grantors execution of said trust deed, together with any interest the said grantors or said grantors' successors in interest acquired after the execution of said trust deed in and to the following-described real property, to-wit:

The E 1/2 of Lot 15, Block 1, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

TO HAVE AND TO HOLD the same unto The Benj. Franklin, its successors in interest and assigns forever.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

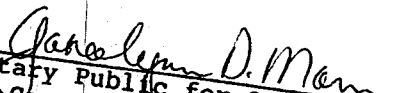
IN WITNESS WHEREOF, the Successor Trustee has hereunto set his hand.

  
Harry M. Hanna, Successor Trustee

STATE OF OREGON )  
County of Multnomah ) ss.



The foregoing instrument was acknowledged before me this 5th day of February, 1986.

  
Notary Public for Oregon  
My Commission Expires: 8/21/89

GRANTOR

HARRY M. HANNA  
Successor Trustee  
11th Floor  
Benj. Franklin Plaza  
One Southwest Columbia  
Portland, Oregon 97258

AFTER RECORDING RETURN TO:

NIEHAUS, HANNA, MURPHY,  
GREEN, OSAKA & DUNN  
Attention: Garalynn Mann  
11th Floor  
Benj. Franklin Plaza  
One Southwest Columbia  
Portland, Oregon 97258

GRANTEE

The Benj. Franklin Federal  
Savings and Loan Association  
Attention: REO Department  
One Southwest Columbia  
Portland, Oregon 97258

UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

The Benj. Franklin Federal  
Savings and Loan Association  
Attention: REO Department  
One Southwest Columbia  
Portland, Oregon 97258

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

of February

A.D. 19 86

at

11:34

o'clock

A

M., and duly recorded in Vol. M86

the 11th

day

on Page 2541

By Evelyn Biehn,

County Clerk

FEE \$9.00