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ASPEN F-29532  
TRUSTEE'S DEEDVol. M 86 Page 9996

THIS INDENTURE, Made this 6th day of June, 19 86, between  
ASPEN TITLE & ESCROW, INC., An Oregon Corporation, hereinafter  
 called trustee, and TRANSAMERICA FINANCIAL SERVICES,  
 hereinafter called the second party;

## WITNESSETH:

RECITALS: ELECTRA L. WHETSTONE and PERCY E. WHETSTONE, as grantor, executed and  
 delivered to TRANSAMERICA TITLE, as trustee, for the benefit  
 of TRANSAMERICA FINANCIAL SERVICES, as beneficiary, a certain trust deed  
 dated April 14, 19 80, duly recorded on April 18, 19 80, in the mortgage records  
 of Klamath County, Oregon, in book/~~reel/volume~~ No. M-80 at page 7268, ~~xxxxxx/xxxx~~  
~~instrument/instrument/reception No. xxxxxxxxxxxxxxx indicates 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.

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 advertise-  
 ment and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on  
January 31, 19 86, in book/~~reel/volume~~ No. M-86 at page 1959 thereof ~~or as fee/file~~  
~~instrument/instrument/reception No. xxxxxxxxxxxxxxx indicates 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 ORS 86.740(1) and  
 (2)(a), 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 ad-  
 ministrator or executor of any person named in ORS 86.740(1), 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 de-  
 scribed 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 ORS 86.750(1). If the foreclosure proceedings were stayed  
 and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed  
 by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the  
 address provided by each person who was present at the time and place set for the sale which was stayed within 30  
 days after the release from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of gen-  
 eral 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 more than 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 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 ORS 86.740(1)(b) or (1)(c).

Pursuant to said notice of sale, the undersigned trustee on June 6, 1986, at the hour of  
10:00 o'clock, A.M., of said day, in accord with the standard of time established by ORS 187.110, (which  
 was the day and hour to which said sale was postponed as permitted by ORS 86.755(2)) (which was the day and  
 hour set in the amended Notice of Sale)\* 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 \$ 23,773.76, 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 con-  
 sideration paid for this transfer is the sum of \$ 23,773.76.

(CONTINUED ON REVERSE SIDE)

\* Delete words in parentheses if inapplicable.

ASPEN TITLE & ESCROW, INC.  
 600 Main Street  
 Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Transamerica Financial Services  
 707 Main Street  
 Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
 Transamerica Financial Services  
 707 Main Street  
 Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

## STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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

Witness my hand and seal of  
 County affixed.

NAME

TITLE

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

9397

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:

Lot 14, Block 11, FOURTH ADDITION TO WINEMA GARDENS, in the  
County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in book M-83 at page 8062.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fourth Addition to Winema Gardens.
3. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any,  
Mortgagor : Percy E. Whetstone and Electra L. Whetstone, husband and wife  
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs  
Dated : October 23, 1970 Recorded : October 29, 1970  
Book : M-70 Page: 9703 Amount: \$21,300.00
4. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
Mortgagor : Percy E. Whetstone and Electra L. Whetstone, husband and wife  
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs  
Dated : January 3, 1975 Recorded : January 3, 1975  
Book : M-75 Page: 126 Amount: \$4,630.00

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, the word "beneficiary" includes any successor in interest of 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 duly authorized thereunto by order of its Board of Directors.

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 WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

ASPEN TITLE & ESCROW, INC.

*Andrew A. Patterson*  
ANDREW A. PATTERSON

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 9th day of June A.D., 19 86  
at 3:11 o'clock P. M. and duly recorded  
in Vol. M86 of Deeds Page 9996  
Evelyn Biehn, County Clerk  
By Tom Smith  
Deputy.

Fee, \$14.00

4.5701

STATE OF OREGON, County of Klamath ) ss.  
The foregoing instrument was acknowledged before me this

June 6, 19 86, by ANDREW A. PATTERSON

XXXXXXXXXXXXXXXXXXXX

Assistant secretary of  
ASPEN TITLE & ESCROW, INC.

a Sandra Handsaker corporation, on behalf of the corporation.  
Notary Public for Oregon

My commission expires: 7/23/89

(SEAL)