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TRUSTEE'S DEED

Vol. M86

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16309

THIS INDENTURE, Made this 5th day of September, 1986, between Richardson & Andersen, P.C., called trustee, and Corrine McGregor hereinafter called the second party;

RECITALS: Jesus Maria Lopez delivered to Mountain Title Company of Harold E. McGregor and Corrine McGregor dated Sept. 17, 1986, duly recorded on September 22, 1986, in the mortgage records of Klamath County, Oregon, in book M-82 at page 12601, as 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 September 5, 1986, in book M-86 at page 16018 thereof.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for 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 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 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 September 5, 1986, 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 section is hereby incorporated by reference into this deed) 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 \$1,256.38, 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 last stated in terms of dollars. However, the actual consideration consists of or includes other property or value given or promised which was part of the consideration (state which) (The sentence between symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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:

Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: Section 20: S1/2 of SE 1/4 of SE 1/4.

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Corrine McGregor, c/o Joel R. Bryan  
325 E. Hillcrest, #204  
Thousand Oaks, California 91360

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Corrine McGregor - above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1986, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

COLLING NOTARIAL - SPEAR  
1000 S. OREGON ST. ASTORIA, OREGON  
OFFICE OF THE CLERK OF THE DISTRICT COURT  
302 S. ATTORNEY ST. ASTORIA, OREGON  
COLLING NOTARIAL - SPEAR  
1000 S. OREGON ST. ASTORIA, OREGON

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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 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.

**RICHARDSON & ANDERSEN, P.C.**

By *[Signature]*

Witness my hand and seal this 8th day of September, 1986, at Astoria, Oregon.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

**STATE OF OREGON**, County of **Jackson**,  
September 8, 1986

Personally appeared \_\_\_\_\_, who, being duly sworn, 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 **RICHARDSON & ANDERSEN, P.C.**, a corporation, 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: \_\_\_\_\_, appeared \_\_\_\_\_, Secretary of **RICHARDSON & ANDERSEN, P.C.**, a corporation, 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.

(SEAL) \_\_\_\_\_, Notary Public for Oregon, My commission expires: \_\_\_\_\_, appeared \_\_\_\_\_, Secretary of **RICHARDSON & ANDERSEN, P.C.**, a corporation, 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.

**STATE OF OREGON**,  
County of **Klamath**,  
Filed for record at request of:  
on this 10th day of Sept. A.D., 1986  
at 11:45 o'clock A.M. and duly recorded  
in Vol. M86 of Deeds Page 16309  
Evelyn Biehn, County Clerk  
By *[Signature]* Deputy.

Fee, \$14.00  
62318  
CORLIS HARRISON  
1000 S. OREGON ST. ASTORIA, OREGON  
1000 S. OREGON ST. ASTORIA, OREGON  
1000 S. OREGON ST. ASTORIA, OREGON