

65883

THIS INDENTURE, made this 8th day of September, 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: William S. Snyder and Carol M. Snyder, 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 12, 1982, official records of Klamath County, Oregon, as Volume No. M82, Page 8785. 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. The Benj. Franklin is the successor in interest to the 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 April 15, 1986, in Volume M86, Page 6418, 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 September 8, 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 \$41,150.37, it 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 \$41,150.37.

'86 SEP 12 AM 11 17

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:

16477

All Lot 11 in Block 2, and that portion of Lot 10, said Block 2, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

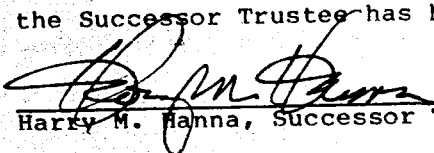
Commencing at the Southeast corner of said Lot 11; thence Easterly along the South line of Lot 10, 21.45 feet, more or less, to an iron pin set at the Southwest corner of premises sold to Henry E. Hilton and Frances Hilton; thence North along the West line of said Hilton premises 260.9 feet to an iron pin set in the North line of said Lot 10, which marks the Northwest corner of said Hilton premises; thence Westerly 26.45 feet, more or less, to the Northeast corner of Lot 11; thence South 260.9 feet to the place of beginning, all being in THIRD ADDITION TO ALTAMONT ACRES.

Commonly known as 3247 LaVerne Avenue, Klamath Falls, Oregon 97601.

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

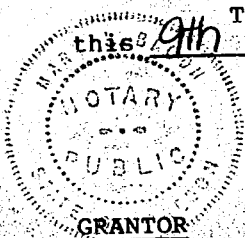
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY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

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

  
Harry M. Hanna, Successor Trustee

STATE OF OREGON           )  
                                  : ss.  
County of Multnomah )

The foregoing instrument was acknowledged before me this 9th day of September, 1986.



  
Notary Public for Oregon  
My Commission Expires: 5-31-88

**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: Kathy Hettinga  
11th Floor  
Benj. Franklin Plaza  
One Southwest Columbia  
Portland, Oregon 97258

**GRANTEE**

The Benj. Franklin Federal  
Savings and Loan Association  
Attention: REO Department  
PO Box 6400  
Portland, Oregon 97228-6400

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  
PO Box 6400  
Portland, Oregon 97228-6400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 12th day  
of September A.D., 19 86 at 11:17 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 16476

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk  
