CKBB .	al ar Corporate).		
67467 <sup>11</sup>	TRUSTEE'S DEED	OL Page	19382
THIS INDENTURE, Made this WILLIAM L. SISPMORE called trustee, and KLAMATH FIRST FEDERAT	21st day of		
called trustee, and <u>KLAMATH FIRST FEDERAL</u> hereinafter called the second party;	SAVINGS AND LOAN	ASSOCIATION	, hereinafter
RECITALS: GARY L. GUGGENMOS and SA	WITNESSETH:	na na sina na sina sina sina sina sina s	
RECITALS: GARY L. GUGGENMOS and SA delivered to WILLIAM GANONG, JR. of FIRST FEDERAL SAVINGS AND LOAN AS dated February 23, 19,77, duly reco of Klamath County Oregon	LLI L. GUGGENMOS	usband and wifeas gran	ntor, executed and
datedFebruary 23 , 19.77 , duly reco ofKlamathCounty, Oregon, in instrument instruction for the solid instru- hereinafter described was conveyed by solid instru-	orded on	h. Falls, as beneficiary, a March 1, 19, 77 in the	certain trust deed
hereinafter described	tot to point which in	M// at page	Derty therein and
certain obligations of the grantor to the said be of the obligations secured by said trust dead	neficiary. The said gran	ure, among other things, th	e 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 beneticiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to zell 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

June. 9., 19. 85, in book/reel/volume No. M86. at page .. 10036. thereof wx wx toryfiller in home (indicates which is the construction of the construction o

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 administrator 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 described 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 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 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 attidavits 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 attidavits 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).

Delete wordt in parentheses if inapplicable.

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Pursuant to said notice of sale, the undersigned trustee on ......October...21..., 19...86., 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 \$..20,025.71 , 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-

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NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof 102 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:

53	Lot 47 of LEWIS	TRACTS	Klamath County, 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 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. ីថាលាស់សារែល

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.

Trustee

CARLAN C

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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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.

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(If executed by a corr offic corporate seal)

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STATE OF OREGON.  $(x_1, x_2, x_3, x_4)$ County of Klamath

24 C \* 72 \* it the signer of the above is a co IORS 194. Filed for record at request of: : ) BR. STATE OF OREGON, CONSTRACTOR OF STRACT e this ) 55. County of Klamath The toragoing instrument was acknowledged before this 22nd day of October, 19.86, by on this 24th day of Oct. A.D. 19 86 t this M. and duly recorded at 2:25 o'clock \_P Siscuore William L in Vol 19382 1186 of . Deeds Page County Clerk Evelyn Biehn, ation. By Sm AIR 14 Deputy. 01.00 Notary EAL) ą \$14.00 Fee. (SEAL) 2-5-89 My commi 14