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## TRUSTEE'S DEED

THIS INDENTURE, Made this 17<sup>th</sup> day of February, 1987, between  
 GLENN D. RAMIREZ, hereinafter  
 called trustee, and TINA CARSON (formerly Tina Rundell),  
 hereinafter called the second party;

## WITNESSETH:

## RECITALS:

ALAN DE LE HOUSSEY, as grantor,  
 executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee,  
 for the benefit of TINA RUNDELL, now TINA CARSON, as beneficiary,  
 a certain trust deed dated January 27, 1984, duly recorded on May 3, 1984, in  
 the mortgage records of Klamath County, Oregon, in book M-84 at page 7414 thereof.  
 In and by 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 as  
 set forth in said trust deed. 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 bene-  
 ficiary named in said trust deed, or his successor in interest, declared all sums secured by said trust deed immedi-  
 ately due and owing; a notice of said default, containing an election to sell the said real property and to foreclose  
 said trust deed by advertisement and sale to satisfy the obligations of the grantor aforesaid was recorded in the  
 mortgage records of said county on October 7, 1986, in book M-86 at page 18264 \* thereof, to  
 which reference now is made. \* Microfilm #66822

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 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 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 prop-  
 erty subsequent to the interest of the trustee in the trust deed.

Pursuant to said notice of sale, the undersigned trustee on February 17, 1987, 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 was the day and hour to which said sale was postponed for reasons and as expressly permitted by subsection  
 2 of Section 86.750, Oregon Revised Statutes), \* 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 \$ 5,378.39, he being the high-  
 est and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof  
 hereby is acknowledged, and by virtue of 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 the interest which the grantor had  
 or had the power to convey at the time of the execution by him 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:

The NE 1/4 NW 1/4, Section 13, Township 35 South, Range 12 East of the Willamette  
 Meridian, in the County of Klamath, State of Oregon

officer authorized to sign  
 this instrument as a corporation

(2EAT)

(2EAT)

(2EAT)

officer authorized to sign  
 this instrument as a corporation

IN WITNESS WHEREOF the undersigned trustee has hereunto set his hand and seal at the place and date  
 first mentioned above.

and the trustee and the undersigned trustee has hereunto set his hand and seal at the place and date  
 first mentioned above.

\*Delete the words in this parenthesis if not applicable.

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IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; 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.

**(SEAL)**

**(SEAL)**

**(SEAL)**

(If executed by a corporation,  
affix corporate seal)

WISCONSIN TO THE COMMISSION OF KANSAS STATE OF OREGON

[illegible]

100M' THEREFORE' in consideration of the said sum so paid at the second burial in case the deceased person  
 set and paid bidder at such sale and said sum being the highest and best sum bid for said decedent's  
 biobards in our behalf at public auction to the said second burial for the sum of \$ 200.00 the said the sum  
 the sum of the State of Oregon and pursuant to the bequest conferred upon said sum paid said sum and  
 the said sum of \$ 200.00 on the said day of the said sum paid said sum and said sum and said sum and said sum  
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Subsequent to said notice of sale, the undersigned trustee on  
the application to the Master of the trustee in the matter of  
said the various notices of sale.

On the date of said notice of sale, the undersigned trustee had no actual notice or knowledge of any person claiming an interest in said property.

Party Instr- on the 9-87 cordd 91 infy. deal of rk order. uty.

DEED  
(100)  
PORTLAND

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[illegible]

STATE OF OREGON, County of \_\_\_\_\_

County of CLAMATH, ss. CLAMATH, County of CLAMATH, ss.  
 FEBRUARY, of 1987, ss. 1987, ss.  
 Personally appeared the above named GLENN D. BENTLEY and

acknowledged the foregoing instrument to be \_\_\_\_\_ who, being duly sworn,  
his \_\_\_\_\_ voluntary act and deed. \_\_\_\_\_ each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the

Before me: Cherene J. Husted

VIVIENNE I. HUSTEAD  
Notary Public for Oregon  
NOTARY PUBLIC OREGON  
My commission expires: 3 11 20

My commission expires: 3-14-89  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

No. 307-Division Four Dept. Justice

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