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MTC-15894

Vol. M87 Page 5119TRUSTEE'S DEED

G. DAVID JEWETT, Successor Trustee, and Gary L. Parrish, James W. Parrish, Gaylord M. Carter and Mel Martin, each as to an undivided 1/4 interest, Second Party:

WITNESSETH:

RECITALS:

Rodney Land and Helen Land, Grantor, executed and delivered to Aspen Title Company, Trustee, for the benefit of Gary L. Parrish, James W. Parrish, Gaylord M. Carter and Mel Martin, each as to an undivided 1/4 interest, Beneficiary, a certain trust deed dated September 25, 1985, recorded on October 25, 1985, in the Microfilm Records of Klamath County, Oregon, Volume M85, page 17402. In said trust deed the subject real property was conveyed by Grantor to Trustee to secure, among other things, the performance of certain obligations of Grantor to Beneficiary. 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 successor in interest of the beneficiary therein named, declared all sums so secured immediately due and owing. Thereafter a notice of default, containing an election to sell said real property and to foreclose said trust deed by advertisement and sale to satisfy Grantor's obligations was recorded in the Microfilm Records of Klamath County on September 23, 1986, Volume M86, page 17187.

After recording said notice of default the undersigned successor trustee gave notice of the time and place of sale of said real property as fixed by him and as allowed and required by law; copies of the Trustee's Notice of Default and Election to Sell were mailed by both first class and certified mail with return receipt requested, to the last-known address of the persons or their legal representatives named in ORS 86.740(1) and (2)(a); and were also served upon occupants of said property in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) pursuant to ORS 86.750(1) all at least 120 days before the date the property was sold. Further, Trustee published a copy of said notice of sale in a newspaper of general circulation in the county in which the real property is situated once a week for four consecutive weeks; the last publication of said notice occurred more than 20 days prior to the date of such sale. The

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mailing, service and publication of said notice of sale are shown by affidavits recorded prior to the date of sale in the Official Records of said county. Said affidavits, together with said Notice of Default and Election to Sell being now referred to and incorporated herein as though fully set forth. The undersigned Trustee has no actual notice of any person, other than the persons named in said affidavits as having or claiming a lien on or interest in said real property, entitled to notice pursuant to ORS 86.740(1)(b) and (1)(c).

Pursuant to said notice of sale, the undersigned Trustee on March 12, 1987 at 10:15 a.m., in accordance with ORS 187.110, and at the place so fixed for sale, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said trust deed, caused the sale of said real property in one parcel at public auction to Second Party for the sum of \$22,691.87, 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 cancellation of debt.

NOW, THEREFORE, for the consideration mentioned above, and by the authority vested in Trustee by the laws of the State of Oregon and by said trust deed, Trustee does hereby convey unto Second party all interest which Grantor had or had the power to convey at the time of Grantor's execution of said trust deed, together with any interest Grantor or his successor in interest acquired after the execution of said trust deed in and to the following described real property:

All that portion of the SE1/4 of Section 1, Township 32 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of a line parallel to and distant 550 feet Westerly from the center line of said Central Pacific Railway Company, measured at right angles thereto.

EXCEPTING THEREFROM that portion deeded to the Central Pacific Railway Company.

TO HAVE AND TO HOLD the same unto Second Party, its heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the word "Grantor" includes any successor in interest to the Grantor as well as each and all persons owing an obligation, the performance of which is secured by said trust

deed; the word "Trustee" includes any successor trustee; "Beneficiary" includes any successor in interest of the beneficiary first named above; and the word "Person" includes any corporation and any other legal or commercial entity.

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.

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

DATED: March 26, 1987.

G. David Jewett
G. David Jewett, Successor Trustee

STATE OF OREGON, County of Lane) ss.

Personally appeared before me the above named G. DAVID JEWETT, Successor Trustee, and acknowledged the foregoing to be his voluntary act and deed.

Susan C. Powell
Notary Public for Oregon
My Commission Expires: 1/10/91

Until a change is requested all tax statements shall be sent to the following address: Gary L. Parrish, 2130 North 19th St., Springfield, OR 97477.

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After Recording Return to:
G. David Jewett
644 N. "A" St.
Springfield, OR 97477

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27th day of March A.D., 19 87 at 2:24 o'clock P.M., and duly recorded in Vol. 5119 of Deeds on Page 5119 M87.

FEE \$18.00

Evelyn Biehn, County Clerk
By [Signature]