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MTC-14043
TRUSTEE'S DEEDVol. M87 Page 5134

THIS INDENTURE made this 27 day of March, 1987, between Eric P. Brown, hereinafter called trustee, and American Savings and Loan Association (A Federal Association) DBA Willamette Savings and Loan Association hereinafter called the second party;

WITNESSETH

RECITALS: Roger M. Lamb as grantor, executed and delivered to D.L. Hoots as trustee, for the benefit of Security Savings and Loan Association as beneficiary, a certain trust deed dated April 13, 1979, recorded May 1, 1979 in the mortgage records of Klamath County, Oregon at Book M79, in said trust deed the real property therein and herein described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to said beneficiary. The grantor thereafter defaulted in his performance of the obligations secured by said trust deed as stated in the Notice of Default and Election to Sell 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 and Election to Sell, 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 March 15, 1985, at Book M85, page 3960, to which reference is now made.

After recording said Notice of Default and Election to Sell, the trustee gave Notice of the time and place of sale of said real property as fixed by him. Said Trustee's Notice of Sale contained all information required by ORS 86.745 to be contained therein. Said Notice was duly served upon all persons and entities specified in ORS 86.740 and .750, in the manner and within the times so specified.

Further, the trustee published a copy of said Notice in the manner specified in ORS 86.750(2), in a newspaper of general circulation in said county.

The service and publication of said Notice are shown by one or more affidavits or proofs duly recorded in the official records of the county wherein the property is located; said affidavits and proofs, along with the Notice of Default and Election to Sell, and along with said Trustee's Notice of Sale, being now referred to and incorporated herein by this reference as if fully set forth herein. The trustee has no actual notice of any person having or claiming a lien or interest in the property, other than those named in said affidavits and proofs.

Pursuant to said Notice of Sale, at the time and place fixed for said sale, the trustee or his attorney, 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 at public auction to the second party for the sum of \$80,176.92, that sum being the highest and best bid for said property. The true and actual consideration for this transfer is the sum of \$80,176.92.

NOW THEREFORE, in consideration of the said sum so paid by the second party, receipt of which is hereby acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the

Return - Eric P. Brown
244 S. Grape
Medford, OR 97501

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trustee does hereby convey unto the second party all interest which the grantor had or had power to convey at the time of grantor's execution of said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed in and to the following real property, to-wit:

Lot 4 in Block 13, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.
Beneficial interest assigned to American Savings and Loan Association, a Utah savings and loan association by instrument recorded May 29, 1981 as Volume M81, Page 9603, Klamath County Records.

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.

IN WITNESS WHEREOF, the trustee has hereunto set his hand this 27 day of MARCH, 1987.

Eric P. Brown
Eric P. Brown - Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

SUBSCRIBED AND SWORN TO before me this 27 day of Mar, 1987.

Gayle L. York
Notary Public for Oregon
My commission expires: 11-13-90

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

Until a change is requested, tax statements should be sent to:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day of March A.D., 19 87 at 10:19 o'clock AM., and duly recorded in Vol. M87 of Deeds on Page 5134.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]