

OKBB

TRUSTEE'S DEED

Vol. M87 Page 6391

73511

THIS INDENTURE, Made this 13th day of April, 1987, between
PETER J. RICHARD, ESQ., Successor Trustee **
called trustee, and KLAMATH SYCAN RIVER ESTATES, a partnership composed of Carsel Land Development Co. (successor in interest to Recreational Land Co.) & Meadow Lake Dev. Corp., successor in interest to National Forest Land Development Co.) as beneficiary, hereinafter referred to as second party;

WITNESSETH:

RECITALS: NORTHERN PROPERTIES, a Limited Partnership, as grantor, executed and delivered to KLAMATH COUNTY TITLE CO., as trustee, for the benefit of KLAMATH SYCAN RIVER ESTATES, a partnership, as beneficiary, a certain trust deed dated December 20, 1979, duly recorded on May 22, 1980, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M80 at page 9340, or as fee/file/instrument/microfilm/reception No. (indicate which). In 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. 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 beneficiary therein named, or his successor in interest, 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 grantor's said obligations was recorded in the mortgage records of said county on November 13, 1986, in book/reel/volume No. M86 at page 20713 thereof or as fee/file/instrument/microfilm/reception No. (indicate which), to which reference now is made.

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 86.740 and 86.750(1) and to the 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 affidavits 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 affidavits 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).

Pursuant to said notice of sale, the undersigned trustee on April 13, 1987, at the hour of 1:30 o'clock, P.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 to which said sale was postponed as permitted by ORS 86.755(2))~~ 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 \$ 248,541.12, 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 consideration paid for this transfer is the sum of \$ 248,541.12

**interests of the original trustee, Klamath Co. Title Co., were reassigned to Robt. W. Palmer Esq. an active member of the Oregon State Bar on 9/8/80, & recorded M81, P. 47762, which were reassigned to Peter J. Richard, OSB. 74270, recorded 6/11/86 in M86, P. 10211, in the Mortgage Records of Klamath County, Oregon, and he remains vested with all powers.

Peter J. Richard, Esq.
122 South Fifth Street, Suite 100
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
ASPELL & DELLA-ROSE
122 South Fifth Street, Suite 100
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of _____ County affixed.

By _____ Deputy

6392

133 SOUTH BROAD STREET SUITE 100
VERBODEN TO DEPRIV-ROEP

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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 undersigned, after reading the foregoing instrument, have hereunto set their hands and corporate seals at the City of Los Angeles, California, this 1st day of May, 1961.

PETER J. RICHARD

PETER J. RICHARD

STATE OF OREGON

7 (ORS 194.570)

STATE OF OREGON, County of

PETER J. RICHARD; ESO

Notary Public for Oregon

My commission expires:

(SEAL)

| LOT NO. | Page -to- | Description |
|---------|-----------|---|
| 11 | 10 | The S. 1/4, 415 ft. of the N. 1/4, 975 ft. of |
| 11 | 4 | All Lot 3, Except the N. 1/4, 415 ft. and the N. 1/4, 975 ft. Lot 5 |
| 11 | 11 | The N. 1/4, 300 ft. of the E. 1/4, 700.59 ft. measured along |
| 11 | 10 | North line |
| 11 | 10 | Beginning at a point that is S. 89° 59' 20" E. 430 ft. and South 300 ft. from the Northwest corner of Lot 19, thence South to the Southerly |
| 11 | 10 | line of said lot 10; thence North-westerly and Northwesterly along the |
| 11 | 10 | exterior lines of said lot to a point that is West of the point of |
| 11 | 10 | beginning; thence East to the point of beginning. |
| 12 | 2 | The North 460 ft. of the West 1 of |
| 12 | 2 | The South 460 ft. of the East 1 of |
| 12 | 3 | The South 460 ft. of the West 1 of |
| 12 | 4 | The South 460 ft. of the East 1 of |
| 12 | 5 | The South 460 ft. of the West 1 of |
| 13 | 2 | West 415 ft. of the South 1037.5 ft. of |
| 13 | 2 | West 415 ft. of the North 1037.5 ft. of |
| 13 | 4 | East 415 ft. of the South 1037.5 ft. of |
| 13 | 4 | East 415 ft. of the North 1037.5 ft. of |
| 13 | 4 | East 415 ft. of the South 1037.5 ft. of |
| 13 | 5 | 517.415 ft. of the N. 1/4, 1035 ft. of |
| 13 | 9 | All Lot 10, Except the North 400 ft. and the West 1035 ft. |
| 13 | 9 | All Lot 10, Except the North 400 ft. and the East 1035 ft. |
| 13 | 3 | The North 410 ft. of the West 1039.15 ft. of |
| 13 | 3 | All Lot 3, Except the South 430 ft. and the West 1039.15 ft. |
| 13 | 6 | North 415 ft. of the East 1/2 of |
| 13 | 7 | North 400 ft. of the East 1032.18 ft. of |
| 15 | 1 | Beginning at a point on the East line of Lot 1, thence North |
| 15 | 1 | 900 ft. from the Southeast corner thereof; thence West to |
| 15 | 1 | the West line thereof; thence Northwesterly, Westerly and Southerly |
| 15 | 1 | along the exterior lines of said lot to the point of |
| 15 | 1 | beginning. |
| 15 | 1 | Beginning at a point on the East line of Lot 1, thence North |
| 15 | 1 | 430 ft. from the Southeast corner thereof; thence North |
| 15 | 1 | along East line 470 ft; thence West to the Westerly line of said |
| 15 | 1 | lot; thence Southerly along the Westerly line of said lot to |
| 15 | 1 | a point West of the point of beginning; thence East to the point |
| 15 | 1 | of beginning. |
| 15 | 1 | Beginning at the Southeast corner of Lot 1; thence North along |
| 15 | 1 | the East line 410 ft; thence West to the Easterly line of said |
| 15 | 1 | lot; thence Southerly and Easterly along the exterior lines of said |
| 15 | 1 | lot to the point of beginning. |

Page 3-

Description

LOT DESCRIPTION

LOT NO.

beginning at a point 450 ft., North and 700 ft., West of the
 1 the east corner of Lot 2; thence North to the Northerly line of
 2 d lot; thence Easterly and Southerly along the exterior lines to
 3 d lot to a point East of the point of beginning; thence West to
 4 point of beginning.

1 South 450 ft., of the East 810 ft., of
 2 West } of the West } of
 3 East } of the West } of
 4 West } of the East } of
 5 East } of the East } of
 6 West 450 ft., of
 7 East 500 ft., of the West 390 ft., measured along North line
 8 lot

beginning at a point on the North line of Lot 4, which is 560 ft.,
 1 east of the Northeast corner thereof; thence South 850.11 ft; thence
 2 west to the Easterly line of White Ash Lane; thence Northerly and
 3 easterly along said line to a point 1110 ft. West of the East
 4 line of said lot; thence North to the North line of said lot;
 5 hence East 350 ft. to the point of beginning.

1 beginning at the Northeast corner of Lot 4; thence West along the
 2 north line of said Lot 560 ft; thence South 850.11 ft; thence
 3 east 560 ft. to the East line of said lot; thence North 350 ft.,
 4 to the point of beginning.

1 the North 350 ft., of the West 900 ft., of
 2 the West 350 ft., of
 3 the East 400 ft., of the West 750 ft., of
 4 beginning at the Northeast corner of Lot 6; thence West along the
 5 North line of said lot 241.46 ft; thence South 450 ft; thence
 6 East to the Easterly line of said lot; thence Northerly
 7 along said Easterly line to the point of beginning.

1 the Ely. 725 ft. of the N.Y. 635 ft., of
 2 The Ely. 725 ft., of the N.Y. 635 ft., of
 3 The N.Y. 725 ft., of the S.Y. 635 ft., of
 4 The S.Y. 725 ft., of the S.Y. 635 ft., of
 5 The S.Y. 635 ft., of the Ely. 686 ft., of

1 The North 415 ft., of
 2 The North 900 ft., of the East 450 ft., of

1 All Lot 1, except the West 1100 ft., and the South
 2 470 ft.
 3 The South 470 ft., of Lot 1, except the West 1100 ft.,
 4 thereof

1 The West 1100 ft., except the South 415 ft., of
 2 The S.Y. 415 ft., of the West 1100 ft., of
 3 The North 415 ft., of the West } of
 4 The North 415 ft., of the East } of
 5 The South 415 ft., of the East } of
 6 The South 415 ft., of the West } of

| LOT NO. | DESCRIPTION | LOT NO. |
|---------|---|---------|
| 18 | The South 415 ft. of the West 1 of | 6 |
| 15 | The North 415 ft. of the West 1 of | 7 |
| 13 | The South 415 ft. of the East 1 of | 7 |
| 13 | The South 415.0 ft. of the East 1 of | 7 |
| 13 | The South 415 ft. of the West 1 of | 7 |
| 13 | The North 415 ft. of the East 1 of | 3 |
| 13 | The East 200 ft. of the West 1700 ft. of | 9 |
| 18 | The East 400 ft. of the West 1200 ft. of | 9 |
| 13 | The West 400 ft. of the West 800 ft. of | 9 |
| 13 | The West 415 ft. of the North 1015 ft. of | 9 |
| 13 | The West 415 ft. of the South 1015 ft. of | 10 |
| 13 | The West 415 ft. of the North 1015 ft. of | 10 |
| 13 | The West 415 ft. of the South 1015 ft. of | 11 |
| 13 | The West 415 ft. of the North 1015 ft. of | 11 |
| 13 | The West 415 ft. of the South 1015 ft. of | 11 |
| 13 | The West 415 ft. of the North 1015 ft. of | 12 |
| 13 | The East 415 ft. of the South 1015 ft. of | 12 |
| 18 | The West 415 ft. of the North 1015 ft. of | 12 |
| 18 | The North 460 ft. of the South 1015 ft. of | 12 |
| 13 | The South 410 ft. of the South 890 ft. of | 13 |
| 13 | thereof | 13 |
| 18 | The West 415 ft. of the East 1660 ft. of | 14 |
| 18 | The West 415 ft. of the East 1245 ft. of | 14 |
| 18 | The West 415 ft. of the East 830 ft. of | 14 |
| 18 | The East 415 ft. of | 14 |
| 18 | The East 415 ft. of the Northeast corner of Lot 15; thence South 415 ft. of | 14 |
| 18 | thence West 1000 ft. thence North to the Northwesterly line to the point of | 14 |
| 18 | beginning. | 15 |
| 18 | beginning at the Southwest corner of Lot 15; thence North 415 ft.; | 15 |
| 18 | thence West 1000 ft. thence South to the Southerly line of said lot; | 15 |
| 18 | beginning at a point South 415 ft. and West 1000 ft. from the | 15 |
| 18 | Northwest corner of Lot 15; thence South to the Southerly line of | 15 |
| 18 | lot; thence Westerly to the Southwest corner of said lot; thence | 15 |
| 18 | Northerly along Westerly line of said lot to a point West of the | 15 |
| 18 | point of beginning; thence East to the point of beginning. | 15 |
| 18 | The East 1000 ft. except the North 415 ft. thereof | 16 |
| 18 | All Lot 15, except the North 415 ft. and the East 1000 ft. | 16 |
| 18 | The North 415 ft. of the East 1000 ft. of | 17 |
| 18 | The South 415 ft. of the East 1000 ft. of | 17 |
| 18 | The North 415 ft. of the East 1000 ft. of | 18 |

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspell & Della-Rose, Attorneys at Law the 15th day of April A.D., 19 87 at 3:15 o'clock P M., and duly recorded in Vol. 487 of Deeds on Page 6391

FEE \$26.00

Evelyn Blehn, County Clerk

Ann Smith

THE STATE OF OREGON, COUNTY OF KLAMATH, ss. I, Evelyn Blehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.

Witness my hand and the seal of said County, at Medford, Oregon, this 15th day of April, 1987.

Evelyn Blehn, County Clerk

Ann Smith