

1-174
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TRUSTEE'S DEED

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THIS INDENTURE, Made this 21st day of April, 1987, between
MICHAEL C. MILLER,
called trustee, and FOREST PRODUCTS FEDERAL CREDIT UNION,
hereinafter called the second party;

WITNESSETH:

RECITALS: JOSEPH LARRY VIGIL, as grantor, executed and delivered to MOUNTAIN TITLE COMPANY, INC., as trustee, for the benefit of FOREST PRODUCTS FEDERAL CREDIT UNION, as beneficiary, a certain trust deed dated November 30, 1983, duly recorded on December 1, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M83 at page 20549, 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 24, 1986, in book/reel/volume No. M86 at page 21597 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 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 Oregon Revised Statutes were timely 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; the persons named in subsection 2 of Section 86.740, Oregon Revised Statutes, were timely served with the notice of sale or given notice of the sale, all as provided by law and at least 90 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 occurred at least 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 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 property subsequent to the interest of the trustee in the trust deed.

Pursuant to said notice of sale, the undersigned trustee on April 21, 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 86.755, Oregon Revised Statutes) (delete words in parenthesis if inapplicable), 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 \$42,127.06, 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 \$42,127.06.

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

SEE ATTACHED LEGAL DESCRIPTION

(CONTINUED ON REVERSE SIDE)

Michael C. Miller
601 Main Street, Suite 210
Klamath Falls OR 97601-6007

GRANTOR'S NAME AND ADDRESS

Forest Products Federal Credit Union
Post Office Box 1179
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael C. Miller
601 Main Street, Suite 210
Klamath Falls OR 97601-6007

NAME, ADDRESS, ZIP

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

Forest Products Federal Credit Union
Post Office Box 1179
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

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.

NAME TITLE

By _____ Deputy

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TRUSTEE'S DEED

6856

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.

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, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

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.

Michael C. Miller
Successor Trustee, Michael C. Miller

STATE OF OREGON,

County of Klamath } ss.

STATE OF OREGON, County of _____) ss.

April 21, 1987

Personally appeared _____, 19____

Personally appeared the above named Michael C. Miller and acknowledged the foregoing instrument to be his voluntary act and deed.

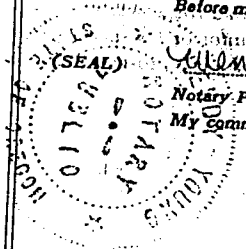
_____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me: _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: 8-31-87

Notary Public for Oregon
My commission expires: _____



(SEAL)

STATE OF OREGON

Recorded in Book _____, Page _____, of the _____ County of _____, State of Oregon, this _____ day of _____, 19____.

6857

A parcel of land situate in the West half of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest quarter corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South along with West Section line 442.3 feet; thence East 660 feet; thence Southerly along a line which is parallel to and 660 feet East of said West line 2210.63 feet to the East-West center line of said Section; thence West along said centerline 133.3 feet; thence South parallel to the West Section line 1320 feet to the South line of the Northwest quarter of the Southwest quarter; thence East along the South line of the Northwest quarter of the Southwest quarter 132 feet; thence South parallel to the West Section 660 feet to the North line of the South half of the Southwest quarter of the Southwest quarter; thence East along the North line of the South half of the Southwest quarter, 660 feet to the East line of the West half of the West half of said Section; thence North along the East line of the West half of the West half to the North line of said Section; thence West along the said North line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael C. Miller, Attorney at Law the 23rd day
of April A.D., 19 87 at 12:01 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 6855

FEE \$18.00

Evelyn Biehn, County Clerk
By Ann Smith