d Series (Individual TRUSTEE'S DEED FORM N Page Non addition and the Nul OXBB TRUSTEE'S DEED 74349 19.87 ., between -44 April day of , hereinafter 29th called trustee, and ______ Housing Division, Department of Commerce, State of Oregon William L. Larkins, Jr. THIS INDENTURE, Made this hereinafter called the second party; Transamerica Title Insurance Company , as trustee, for the benefit Peoples Mortgage Company, a Washington corporation, as beneficiary, a certain trust deed ** delivered to of _____Klamath_____County, Oregon, in book/reel/volume No. __M-79___ at page _____13129 _____, or as ice/iie/ instrument/microfilm/reception No. 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 advertise-instrument/microtilm/reception No.68271 (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 2 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 60 120 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 86.755(6) were mailed 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 attidavits 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).

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10:00 o'clock, A.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 the day and not to minor our our and postponed to postpone as postponed by our set in the amended Notice of Sale)* 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 \$.29.,847.01.........., 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 con-

sideration paid for this transfer is the sum of \$29,847.01 (CONTINUED ON REVERSE SIDE) es if inopplicable.

* Delete words in puterintered	STATE OF OREGON,	Lss.
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Portland, OX Usul a decress is requested all tex itelements shall be sent to the following address. Housing Division, Dept. of Commerce, State of Oregon, c/o Peoples Mortgage Company of Oregon, c/o Senttle, WA 98111	sum to mult by the conversion P	in party
Housing Division, Dept. of Commerce, State Housing Division, Commerce, State of Oregon, c/o Peoples Mortgage Company P.O. Box 1788, Seattle, WA 98111		

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b 0 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 that deed in and to the following described real property, to-wit: VACUUGO 2000 Patro 1000 keiss, Dorbary & Workerd, P.G. The South 80 feet of Lot 464, Block 121, MILLS ADDITION IN THE CITY OF KLAMATH FALLS. in the County of Klamath, State of Oregon. Same en *The beneficial interest was assigned to the Housing Division, Department of Commerce, Stat of Oregon, by instrument dated May 2, 1979, recorded June 20, 1979, in Volume M-79, page 14480, Records of Klamath County, Oregon. Addendum thereto dated May 2, 1979 and recorded June 5, 1979, in Volume M-79 on page 13132 Records of Klamath County, Oregon. Keniu Milson and Lerri V. Milson ENHIELD OF THE * Gelete words in trentations ? independent and the back sector and sideration rail for the transfer is the sum of \$22.841.01 beer builder all to a take and suid being the highest and best out had but out of in case parent or public metion to the said incored party for the said of \$.29,647.44 taws of the costs of Oregon and pursuent to the powers conferred upon the over the s way we don and doub to which said rate was posterned as piconitied for ORL in First and the solid point of the undersigned structure on -Aptible (2)1. 5X 1. 10 1. 1. 1. $y_{1,1}, \cdots, y_{n-1} \in \{1, \dots, n\}$ mercary, emired to a dive parsuant to ORS Struct ()(b), or (1)(c). there the presence mened in with alticles the presences having excluding a second theorem and we halv us it for our mercin verbation. Her under the direction for an even and cheation to self and the initial motion of safe, bound now relation, to and selection of date of safe in the effectual presence of said country, sonicallifacity, and provide experiments landon al sud notice et sule un thoun by one or more phylocite or provisio the publication of said native oppured more than theme fully prive for the data of erat consistents in wells coundly in which the wall must property is showind, in days also the others from the stay. Further, the stasten builded a convert such more of address provided by each person who was present at the time and place set for success a the solution of continued musical the traditional and trade of those persons between the contraction of the released countries day, composed an Ameridad Normo of Sala methods and a success of a . In their stars the party set was subject and and a ORS black (i.e. Color in The case when the beaution with the provident to the second and a for size a dere da 1.1.49 TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns for-Sec. Sec. Sec. AVAT . 1.03,538 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 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. 1.0.0.5 or, 1912 as creat THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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. William L. Larkins, Jr., Trust cuted by a corporation STATE OF OREGON. a signer of the above is a poperation, County of Klamath (ORS 194. ATE OF OBEGON, ŝŤ) 33 Filed for record at request of: County of Mul thomah 55. \$7.30 ie this The foregoing instrument was acknowledged before Klamath County Title Company 19.8 Milliam L. Larkins, Jr. , 19.87., Бу _ A.D., 19 <u>_87</u> 7th day of May on this illas arriver _ o'clock __ P M. and duly recorded 3:01 at Page 7850 of Deeds M87 in Vol. ation. County Clerk Evelyn Biehn, By . Deputy. EAL) 1988 Fee, \$14.00

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