

74400

DEEDS DEED

Vol 181

Page

8618

THIS INSTRUMENT, Made this 19th day of SEP, 1952, between FRANKLIN W. SPENCE of FRANKLIN SOURCE, INC. hereinafter called the grantor; and FRANKLIN SOURCE, INC. hereinafter called the grantee;

WITNESSETH:

RECITALS. JOHN P. FORTSMITH and HELEN FORTSMITH, husband and wife, grantor executed and delivered to FRANKLIN SOURCE, INC. a certain deed of trust, in and to the said FRANKLIN SOURCE, INC. dated June 13, 1952, (copy recorded on June 21, 1952 in the mortgage records of CLATSOP County, Oregon, in book 181, page 1380) (reference which) it was made that the said property therein and certain obligations of the grantor as the said mortgagor, among other things, the performance of the obligations secured by said deed as stated in the notice of default hereinafter mentioned and such default will extend to the time of the sale hereinafter described.

By reason of said default, the maker and holder of the obligations secured by said deed, being the beneficiary thereof 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 purchase said deed to advertise, rent and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on December 3, 1952, in book 181, volume No. 181, at page 1381, (reference which) it is so stated in the instrument, recording No. 58184.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time 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 ORS 20.200 and 20.201 or mailed by first class mail and certified mail with return receipt requested, to the last known address of the persons or their legal representatives, if any, named in ORS 20.200 and 20.201, at least 10 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class mail and certified mail with return receipt requested, to the last known address of the grantor, mortgagor or co-mortgagor or co-grantor of any person named in ORS 20.200 and 20.201, promptly after the trustee received knowledge of the address in the case filed in the manner in which a summons or served pursuant to ORS 20.200 and 20.201 at least 10 days before the date the property was sold, pursuant to ORS 20.200 and 20.201. If the foreclosure proceedings were stayed or enjoined or certified mail to the last known address of those persons listed in ORS 20.200 and 20.201, and in 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 notice from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general publication in each county in which the said real property is situated, once a week for four successive weeks; the publication of said notice of sale was 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 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 20.200 and 20.201 or 20.202.

Pursuant to said notice of sale, the undersigned trustee on Sept. 15, 1952, at the hour of 10:30 o'clock, A.M. of said day, in accord with the command of time contained by ORS 20.200 (which was the day and hour to which said sale was postponed as permitted by ORS 20.201) (which was the day and hour set in the amended Notice of Sale) and at the place as 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 deed, said real property in one parcel at public auction to the said second party for the sum of \$12,700.00, 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 \$12,700.00.

*These words in parentheses if applicable.

Continued on reverse side.

STATE OF OREGON.

County of CLATSOP

I certify that the within instrument was received for record on the 19th day of SEP, 1952, at 10:30 o'clock A.M. and recorded in book 181, volume No. 181, at page 1381 or as heretofore mentioned, recording No. 58184.
Record of Deeds of said county.

Witness my hand and seal of County aforesaid.

By FRANKLIN SOURCE, INC. Deputy

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
WITNESSES
FRANKLIN SOURCE, INC.
250 N. Main, Suite 5-1
Portland, OR 97201
WITNESSES
FRANKLIN SOURCE, INC.
250 N. Main, Suite 5-1
Portland, OR 97201

