

THIS INSTRUMENT, Made this 1st day of July 1985, betweenMichael L. Burt

hereinafter

called grantor, and

Jeffrey M. Burt

hereinafter called the second party.

WITNESSETH:

Deborah D. Wright and Ann Marie Vitz Wright as grantor, executed and delivered to William S. Burt as trustee, for the benefit of Sam & Company Mortgage & Investment Co. as beneficiary, a certain trust deed dated April 13 1981, duly recorded on April 13 1981 in the mortgage records of Wasatch County, Oregon, in book and page Nos. 113 at page 5684, or as hereinafter mentioned, recording No. (indicate which). In said trust deed the real property described 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 said beneficiary described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, during 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 execute and cause to be advertised and sold by public auction, the obligations secured by said trust deed as stated in the mortgage records of said county on March 15 1985 in book and page Nos. 113 at page 5684, or as hereinafter mentioned, recording 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 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 10(7) and 10(8) 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 subsection (1) and (2) of Section 84.740 Oregon Revised Statutes, at least 20 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 guardian, conservator or administrator or executor of any person named in subsection (7) of ORS 84.740, 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 10(2) and 10(3) at least 10 days before the date the property was sold, pursuant to subsection (7) of Section 84.740 Oregon Revised Statutes. At the same time proceedings were stayed and removed from the stay, copies of an Amended Notice of Sale in the form required by subsection (1) of Section 84.755 Oregon Revised Statutes were mailed by registered or certified mail to the last-known address of those persons listed in ORS 84.740 and 84.750(7) within 30 days after the removal 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 said 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, and 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 an interest in or claiming a lien on or interest in said described real property, entitled to notice pursuant to subsection (1)(c) or (1)(d) of ORS 84.740.

Pursuant to said notice of sale, the undersigned trustee on July 21 1985, at the hour of 10:00 o'clock A.M. of said day, Standard Time as established by Section 84.730 Oregon Revised Statutes, (which was the day and hour to which said sale was postponed as permitted by subsection (7) of Section 84.755 Oregon Revised Statutes) (which was the day and hour set in the amended Notice of Sale) (which words in parentheses if applicable), 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 power conferred upon him by said trust deed, sold said real property in and about as public auction to the said second party for the sum of \$ 15,441.50 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 \$ 15,441.50.

CONTINUED ON REVERSE SIDE

Michael L. Burt
306 Main Street
Riverside Falls, OR 97141
 GRANTOR'S NAME AND ADDRESS

Jeffrey M. Burt
2360 S. 6th Street
Riverside Falls, OR 97143
 GRANTEE'S NAME AND ADDRESS

WITNESSES: Jeffrey M. Burt
2360 S. 6th Street
Riverside Falls, OR 97143
 NAME, ADDRESS AND SIGNATURE

Deborah D. Wright
306 Main Street
Riverside Falls, OR 97141
 NAME, ADDRESS AND SIGNATURE

STATE OF OREGON.

County of Wasatch
 I certify that the within instrument was received for record on the 21st day of July 1985 at 10:00 o'clock A.M. and recorded in book and page Nos. 113 at page 5684, or as hereinafter mentioned, recording No. (indicate which).
 Record of Deeds of said county.
 Witness my hand and seal of County aforesaid.

By William S. Burt Deputy

WARRANT OF SEIZURE, in consideration of the well known to said by the second party in said, the second 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 grantor does hereby convey unto the second party all interest which the grantor had or had the power to convey in the room of grantor's execution of said trust deed, together with any interest the said grantor or his successors or assigns acquired after the execution of said trust deed in and to the following described real property, to-wit:

**North 1/2 Northwest 1/4 Northwest 1/4 of Section 23,
Township 36 South, Range 34 East, Willamette Meridian,
Clatsop County, Oregon.**

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors, administrators and assigns forever.

In executing this instrument and whatever the interest he requires, the grantor hereby releases the borrower and the owner and the lender includes the present the word "grantee" includes any successors or assigns to the grantor as well as each and all other parties having an obligation, the performance of which is secured by said trust deed; the word "lender" includes any successor or assigns; the word "beneficiary" includes any successor or assigns of the beneficiary first named above; and the word "person" includes corporation and any other legal or commercial entities.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand at the undersigned is a corporation, it has caused its corporate seal to be signed and its corporate seal to be affixed hereunto by its officers duly authorized hereunto by order of its Board of Directors.

Michael L. Grant

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A SEVERAL SEVERED CASES WITH THE APPLICABLE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Is returned to a jurisdiction, after recordation

Is the subject of the same to a jurisdiction, after recordation

NAME OF CHAIRMAN

County of Clatsop

The foregoing instrument was acknowledged before me on this July 2 day of 1978

Lowell Krueger
Notary Public for Oregon

STATE OF OREGON,
County of Clatsop

Filed for record at request of

on this 23rd day of July A.D. 1978
at 11:25 AM at Clatsop County Clerk's Office
by Debra Marie Grant County Clerk

Fee \$12.00 Copy \$2.00