

80311

TRUSTEE'S DEED

WITNESSETH

day of October, 19 87, between

THIS INDENTURE Made this

Glenn N. Ramirez, Successor Trustee

Rosetta I. Lee

hereinafter called the second party;

RECITALS:

Mallie Arsenault

executed and delivered to Klamath County Title Company

for the benefit of Rosetta I. Lee

a certain trust deed dated September 23, 19 85, duly recorded on September 24, 19 85, in the mortgage records of Klamath County, Oregon, in book M-85 at page 15495 thereof.

In and by 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 as set forth in said trust deed. 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 named in said trust deed, or his successor in interest, declared all sums secured by said trust deed immediately due and owing; a notice of said default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy the obligations of the grantor aforesaid was recorded in the mortgage records of said county on June 3, 19 87, in book M-87 at page 9525 thereof, 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 were timely personally 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. 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 October 9, 19 87, 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),* 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 \$ 17,301.72, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof hereby is acknowledged, and by virtue of 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 the interest which the grantor had or had the power to convey at the time of the execution by him 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: All that portion of the SW 1/4 of Sec. 20, T 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point 1332 feet North and 493 feet East of the section corner to Secs. 19, 20, 29 and 30 said township and range; running thence East at right angles to the section line 125 feet; thence South parallel with the section line 100 feet; thence West at right angles to the section line 50 feet; thence North parallel to said section line 20 feet; thence West at right angles to said section line 75 feet; thence North parallel to said section line 80 feet to the point of beginning.

SAVING AND EXCEPTING that portion of said property conveyed to Oregon State Highway Commission by deed Volume 284, page 177.

Also, Beginning at a point 1132 feet North and 493 feet East of the corner common to Secs. 19, 20, 29 and 30 T. 38 South, Range 9 E.W.M.; thence East 100 feet; thence North 80 feet; thence West 100 feet; thence South 80 feet to the point of beginning, being a part of the SW 1/4 of Sec. 20, T. 38 South, Range 9 E.W.M.

TOGETHER WITH the following described mobile home, which is firmly affixed to the property:

1969 MARLETT MOBILE HOME, Serial #ASH10255CVT, License #S130087-6.

IN WITNESS WHEREOF the undersigned trustee has hereunto set his hand and seal of the office of the trustee of said trust, this 9th day of October, 19 87.

*Delete the words in this parenthesis if not applicable.

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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, 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 and seal; 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.

GLENN D. RAMIREZ, Successor Trustee

(SEAL)

TO HAVE AND TO HOLD the above premises unto the heirs, assigns and assigns forever unto the use of the said beneficiary, his heirs and assigns forever.

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STATE OF OREGON, County of Klamath

October 9, 1987

Personally appeared the above named Glenn D. Ramirez, Successor Trustee, and acknowledged the foregoing instrument to be

his voluntary act and deed.

Before me: VIVIENNE L. HUSTEAD, Notary Public for Oregon, My Commission Expires: 3-14-89

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