TRUSTEE'S DEED

/c	1	MAJ	_Pag	e 19378	9

THIS INDENTURE, Made this14	th day of October	1987 between
David E: Fennell		T ! f
called trustee, and Leela Benjamin a	nd Helen G. Wolter, not as tenan	ts in common, but
bassimattas called the second nector.	with the right of survivorsh	ip.

WITNESSETH:

RECITALS: Wilford E. Pratt and Harriett B. Pratt, husband and wife , as grantor, executed and delivered to Transamerica Title Insurance Company , as trustee, for the benefit of Equitable Savings and Loan Association, as beneficiary, a certain trust deed October 7 , 19.71 , duly recorded on November 15 , 19.71 , in the mortgage records dated ... of Klamath County, Oregon, in hook/rest/volume No. M71 at page 11977, or as test/fibe/ 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 June 1 , 19.87 , in hank/rest/volume No. M87 at page 9377 thereof or as feet/kite/ жинитеме/жистенни/жекерткик №. (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 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 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 affidavits 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).

Pursuant to said notice of sale, the undersigned trustee on October 14 , 1987 , at the hour of 10:00 o'clock, .A.M., of said day, in accord with the standard of time established by ORS 187.110, **wakkt** was the they and their toxic hickness the class permitted the folks of the first as the class and 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 \$ 30,003.00 , 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 \$.30.003.00.....

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* Delate words in parentheses if inopplicable.				
Mr. David E. Fennell PRESTON, THORGRIMSON, ELLIS & HOLMAN 3200 USBancorp Tower, 111 SW Fifth Portland, GRANTOR'S NAME AND ADDRESS Oregon 9720 Leela Benjamin and Helen G. Wolter 1643 Manzanita Klamath Falls, Oregon 97601	la like operation of the con- equipped peak of the contract of the con-	STATE OF OREGON, County of		
Until a change is requested all tax statements shall be sent to the following address.	FOR RECORDER'S USE HE TO THE TOOK OF T	in book/reel/volume No		
Leela Benjamin and Helen G. Wolter 1643 Manzanita Klamath Falls, Oregon 97601 NAME ADDRESS ZIP	रक्ष पुरस्त स्थापन हो। स्थापन प्रस्ति स्थापन हो।			

regressive progressive services and the services of the servic 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: BOLFOX IRLA-JOU कुर्न्य विद्यानुष्टको स्थानकार् सेन्द्रीय विद्यापाली हिन्द्रीय विद्यापाली Lot 56 and the Northerly 15 feet of Lot 57 in OLD ORCHARD MANOR, according to the official plat thereof on file in the office of ground the County Clerk of Klamath County, Oregon. Lation William 1972 (A एक प्रेम एक केंद्र है इस्कूबर केंद्र है जिस बीव - Hard Hardener (1964) (1964) seistor inorcalasca, ellis a moran de lighted to rendert. بما المحافظة بالرباء والمحادثات والمحافظ فالمراضي والمراجعة المراجعة المراجعة والمحاج والمحاض والمحاج المحاج المحاج المحاجعة والمحاجعة والمحاجمة والمحاء والمحاجمة والمحاجمة والمحاجمة والمحاجمة والمحاجمة والمحاجمة وال a galate morae to bree process a garanteration of diditation paint for this humbler by the spirit of \$100.3905.400. राज्या प्राचित्रकार पर अवस्थ अवस्थ काम् अवस्थ अवस्य केम्स्येष्ट्री समृत क्षित्रकार अवस्य कृतना अनेता जात अस्ति tawn in the state of the fore and numericant resolve powers continue a upon, into it a most of the said powers in the said to most on the said second number the said in the said the said second number the said in the said the said second number the said in t माज्ञास्त्रासास्य राज्य के कार्यसमाज्ञान्त्रवर्त्वस्त्रात्वस्त्रात्वस्त्रात्वस्त्रोत् । वस्ता क्षी कार्यक्रिकारः कृति वस्ता स्तर विकास । was the estimate the many that continues the state of the Par-uton to brid make plande, the inderplaced massive on the constitution of the const proportional control is the form marchant to ORS SECTION (1995) employed than the persons rupped in sold whitherit and proofs as hepitals is highling as a tresser's decel in littly as 4 . Ot our brieghs rectantile IIII, ambrestigad imistics has a and election to will and the receipts notice of tiple, here; now estated to with it is विवरंत में कांग्रेट के स्पेत करिनेत्व " स्वेट क्षेत्र दो अवदि इत्याग्रस्त अवीत अहिंचित्रस्य हुन है है है है ह publicadi és el sast garbia el achi que aherra bé cas en suste, didas es su per se hast problemation on solid mother occurring indian than take up diseptember, to the per-कर है। इस बार हुन स्टार के उस कुछ है की पहले का महासार है। है जिस्सा के प्राप्त कर के प्राप्त के एक महासार है स्टेन्स्ट प्रदेश रोक्ट (टी) कर देशक सिंह अस्टेन्ड विकासित प्रीक्ट संस्थातक **आस्पर्यकर्त क** कार्यात है। प्रदेश प्र emple en skulpt farm en tre ett met noem ginn ohlet noeme met tre tre pelangial er alleba Or restricted for the stilled mail to the Jast-Impagn religious, of their, persons trajector to and classed from the start capits of an Americal Hatter of Sate in the recent of the k da dage staturas las subarcates programas rais, se dal parecer es es estitis soci il tori e e, e e e e e e on it is a first enemed a fifty of the production after a part of the couples पुरसम्बद्धमञ्जूषे अञ्चलकात्रम् । स्टब्स्यापुरस्य <mark>सम्बद्धाः अञ्चलक्षः केत्र</mark>स्य स्टब्स्

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns for-

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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE- CRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND ISE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING	Dod/HM
THIS INSTRUMENT: THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR SOLUTION OF PARTMENT TO VERIEY APPROVED USES.	David E. Fennell Trustee
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affix corporate seal)	
(If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON, County Uting, Multnomah Ss.	4.570) ST. Filed for record at request of:
The tyregoing instrument was acknowledged before the control of th	on this 26th day of October A.D., 19 87 at 12:19 o'clock P M. and duly recorded in Vol. M87 of Deeds Page 19378
Notary Public for Oregon (SEAL) Wy commission expires: 212490	By State Sta