Conn No. 1773—IRUSIEE'S DEED-Oregon Trust Deed Series (Individual or Corporate)
OKBB STEVENS NESS LAW PUB.CO., PORTLAND, OR. 97204
83123 VOI HILL LA DARGE TRUSTEE'S DEED OF VOI M88 Page 75
THIS INDENTITIES Modeler 30TH
called trustee and WESTERN UNITED LIFE SERVICE COMPANY COMPANY , hereinafter
called trustee, and WESTERN UNITED LIFE ASSURANCE COMPANY, a Washington corporation for the second party;
WITNESSETH:
RECITALS: RAYMOND D. RUEGGER and ARLENE K. RUEGGER delivered to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY of WESTERN UNITED LIFE ASSURANCE COMPANY, a Washington, corfource for the benefit dated June 13
of Klamath County, Oregon, in book/reut/volume NoME6 at page16895, grav fee/file/
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-

August 25 19.87, in book freet/volume No.M87 at page .15310 thereof or at tee //ila/ orded in the mortgage records of said county on 100000

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 \_\_\_\_\_ December 30\_\_\_\_\_, 19.87, at the hour of

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\* Delete words in parentheses if inapplicable.

..... o'clock, A.M., of said day, in accord with the standard of time established by ORS 187.110, <del>(which</del> was the day-and-hour to which said sale was postponed as permitted by ORS-86-255(2)) (which was the day and hour 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 \$.....6, 195.52......, 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 \$...6., 195..52

(CONTINUED ON REVERSE SIDE )

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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: Beginning at the Southwest corner of Lot 17 in Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls, thence Southeasterly along

Martin Street 37 1/2 feet; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly parallel with Martin Street, 37 1/2 feet; thence Southwesterly parallel to Oak Avenue, 50 feet to the place of boginning, being part of Lote 17 and 16 of said Block the place of beginning, being part of Lots 17 and 16 of said Block and Addition, said real property being situate in Klamath County, Oregon.

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

ever. 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 of grantor as well as each and all other persons owing an obligation, the word "beneficiary" includes any successor in interest of 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.

And a state of the WHEREOF; the undersigned trustee has hereunto set his hand; if the undersigned is a corrate seal to be affixed hereunto by its officers

IN WITNESS WITLES are name to be signed poration, it has caused its corporate name to be signed duly authorized thereunto by order of its Board of Direc	tors. A Re
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THIS INSTRUMENT WILL NOT ALL NOLATION OF APPLICABLE PARTING OR ACCEPTING SCRIBED IN THIS INSTRUMENT IN VIOLATIONS, BEFORE SIGNING OR ACCEPTING SCRIBED IN THIS INSTRUMENT IN TO THE	The police of the police provide the second second
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affix corporate sources and the above is a corporation. [(If the signer of the above is a corporation.] [(If the signer of acknowledgmant opposite.] [] [] [] [] []	Filed for record at request of
STATE OK OREGON SS.	Mountain Title comments A.D., 19 _88 on this <u>4th</u> day of <u>lan.</u> A.D., 19 _88
The loregoing instrument in 20 1087 by	at 2:40 o'clock P M. and 75 in Vol. M88 of Deeds Page 75 Evelyn Biehn, County Clerk
Trustee, Jon H	By Deputy
Notary Public for Oregon	Notary Fee, \$15.00 My cor