

04117

Return to: Bruce Kellington  
15 Newtown St.  
Medford, Or.  
97501

K-40364

TRUSTEE'S DEED

Vol. M88 Page 2012

THIS INDENTURE, made this 20th day of November, 1987,  
between BRUCE KELLINGTON, hereinafter called trustee, and OREGON  
HOUSING AGENCY, hereinafter called the second party;

W I T N E S S E T H:

RECITALS: James L. Baker and Tammy T. Baker, husband and wife,  
as grantor, executed and delivered to Transamerica Title  
Insurance Co., as trustee, for the benefit of AMFAC Mortgage  
Corporation, an Oregon corporation, as beneficiary, a certain  
trust deed dated May 21, 1980, and recorded on May 28, 1980, in  
the Mortgage Records of Klamath County, Oregon, as number 81826,  
Volume 80, Page 9658. In said trust deed the real property  
therein and hereinafter described was conveyed by said grantor to  
said trustee to secure the performance of certain obligations of  
the grantor to the said beneficiary. The said grantor thereafter  
defaulted in 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 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 15, 1987, as number 75733, Volume M87,  
Page 10322.

After the recording of said notice of default 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 United  
States certified mail and first class mail to all persons named  
in subsection 1 of Section 86.740 Oregon Revised Statutes to  
their respective last known addresses, all as provided by law and  
at least 120 days before the day the trustee conducted the sale;  
the persons named in subsection 1 of Section 86.750, Oregon  
Revised Statutes, were timely served with the notice of sale, all  
as provided by law and at least 120 days before the day the  
trustee conducted the 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 the  
trustee conducted the 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  
November 20, 1987, at the hour of 10:30 o'clock, a.m., of said

NOTE: Until a change is requested, all tax  
statements shall be sent to the following  
address: 110 Labor and Industries Building,  
Salem, Oregon 97310

1 - Trustee's Deed

88 FEB 12 PM 2 40

2013

day, Standard Time as established by Section 187.110, 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 \$37,454.71, it 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 \$37,454.71.

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:


✓ Lot 32, Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, its heirs, successors in interest and assigns forever.

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.

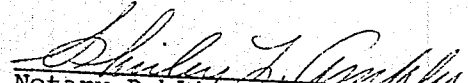
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand.

  
Bruce Kellington - Trustee

STATE OF OREGON                    )  
  ss.  
County of Jackson                )

On this 20th day of November, 1987, personally appeared the above named Bruce Kellington and acknowledged the foregoing Trustee's Deed to be his voluntary act and deed.  
Before me:

  
Notary Public for Oregon  
My Commission Expires 2-25-91

2 - Trustee's Deed

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 12th day of February A.D. 19 88 at 2:48 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 2012.

FEE \$15.00

Evelyn Biehn, County Clerk  
By 