

K-40720
TRUSTEE'S DEED70368-02166
LUF No. 5319

THIS INDENTURE, made this 13th day of July, 1988, between Forrest N.A. Bacci, successor trustee, and The Benj. Franklin Federal Savings and Loan Association, hereinafter called The Benj. Franklin;

WITNESSETH:

RECITALS: Rocky K. Beedy and Linda L. Beedy, as grantors, 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 duly recorded on June 8, 1979, official records of Klamath County, Oregon, Volume M79; Page 13566. In said trust deed the real property therein and hereinafter described was conveyed by said grantors to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The Benj. Franklin is the successor in interest to the original beneficiary. Grantors or grantors' successor in interest thereafter defaulted in the 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 Benj. Franklin 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 grantors' obligations was recorded in the official records of said county on March 10, 1988, Volume M88, Page 3222, to which reference now is made.

After the recording of said Notice of Default, the undersigned successor trustee gave notice of the time for and the 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 mailed by U.S. certified mail, return receipt requested, and by first class mail, to all persons entitled by law to such notice at their respective last known addresses, and the occupants of the property were timely 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 undersigned successor trustee published a copy of said Notice of Sale in a newspaper of general circulation in Klamath County, 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 on or 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 verbatim. On the date of said Notice of Sale, the undersigned successor 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 and beneficiary in the trust deed.

Pursuant to said Notice of Sale, the undersigned successor trustee on July 13, 1988, at 10:00 A.M., of said day, based on the Standard of Time, as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale, sold said real property in one parcel at public auction to The Benj. Franklin for the sum of \$23,230.10, 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 \$23,230.10.

NOW, THEREFORE, in consideration of the said sum so paid by The Benj. Franklin, and by the authority vested in the undersigned successor trustee by the laws of the State of Oregon and by said trust deed, the undersigned successor trustee does hereby convey unto The Benj. Franklin all interest which the grantors had or had the power to convey at the time of grantors' execution of said trust deed, together with any interest the said grantors or said grantors' successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 3, Block 216, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Tax Account No. 3809-33DC-8200, Key No. 632701.

Commonly known as 2242 White Street, Klamath Falls, Oregon 97601.

TO HAVE AND TO HOLD the same unto The Benj. Franklin, its successors in interest and assigns forever.

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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

Forrest N.A. Bacci
Forrest N.A. Bacci, Successor Trustee

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS.
County of Multnomah)

The foregoing instrument was acknowledged before me this 13 day of July, 1988.

Theresa Kempenich
Notary Public for Oregon
My Commission Expires: 12/27/89

GRANTOR

Forrest N.A. Bacci
Successor Trustee
BOGLE & GATES
1400 KOIN Center
222 S.W. Columbia
Portland, OR 97201

GRANTEE

The Benj. Franklin Federal
Savings and Loan Association
REPIT Dept., REO 5319
P.O. Box 6400
Portland, Oregon 97228-6400

AFTER RECORDING RETURN TO:

BOGLE & GATES
Attn: Theresa Kempenich
1400 KOIN Center
222 S.W. Columbia
Portland, OR 97201

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

The Benj. Franklin Federal
Savings and Loan Association
REPIT Dept., REO 5319
P.O. Box 6400
Portland, Oregon 97228-6400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 15th day of July A.D., 1988 at 2:09 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 11259.

Evelyn Biehn County Clerk

By Pauline Mullins

FEE \$13.00