

TRUSTEE'S DEED

H. F. SMITH of Klamath Falls, Klamath County, Oregon, herein referred to as "grantor", as successor trustee under the trust deed described below, hereby grants and conveys to the ESTATE OF EDNA ROBERTSON, DECEASED, herein referred to as "grantee", without any covenant or warranty, express or implied, all of the real property located in Klamath County, Oregon, described as follows:

All of Lots 24 and 25 and the Southeast one-half of Lot 26, Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an interest in a certain community driveway and garage as shown in Book 104, Page 190, records of Klamath County, Oregon.

This conveyance is made pursuant to the powers conferred on grantor by trust deed dated September 15, 1988, recorded September 20, 1988, in Volume M-88, Page 15557, mortgage records of Klamath County, Oregon, wherein Bobbi Jo Lee is the grantor, Klamath County Title Company is the trustee and Edna Robertson is the beneficiary, and whereby grantor therein granted and conveyed to said trustee, on the trusts expressed therein, the property described above to secure the payment of that certain note and interest accrued thereon as mentioned in said trust deed and other sums of money advanced, with interest thereon, and by that appointment of successor trustee dated January 5, 1989, recorded January 11, 1989, in Volume M-89, Page 679, mortgage records of Klamath County, Oregon, by which appointment grantor herein was substituted as trustee in place of Klamath County Title Company.

Grantor is authorized to execute this instrument upon the following events having occurred:

- (1) Breach and default under the terms of the trust deed in the payments set forth in the notice of default referred to below, which defaults continued until the time of sale.
- (2) On or about January 12, 1989, the beneficiary under said trust deed and holder of the note secured thereby declared all obligations secured by said trust deed immediately due and payable and directed the successor trustee to foreclose the trust deed by advertisement and sale. Thereafter, on January 12, 1989, trustee's notice of default, election to sell and notice of sale was recorded in Volume M-89, Page 740, mortgage records of Klamath County, Oregon.
- (3) The trustee under said trust deed, as the result of the declaration of default, election and notice of sale and in compliance with the terms of said trust deed, gave notice that said trustee would sell, at public auction to the highest bidder for cash, the above-described real property, fixing the time and place of sale as 10:15 a.m., May 23, 1989, at the office of said trustee, 540 Main Street, Room 303, Klamath Falls, Oregon 97601, and on January 12, 1989, caused a copy of said notice to be sent by United States regular mail, postage fully prepaid, and by certified mail, return receipt requested, to Clayton Norris, 309 Martin Street, Klamath Falls, Oregon 97601, and to Bobbi Jo Lee, 250 Martin Street, Klamath Falls, Oregon 97601; on January 13, 1989, Clayton Norris was served by the Sheriff of Klamath County, Oregon, with a copy of said notice of sale by substituted service on Tracy Berry; on January 18, 1989, notice of substituted service was sent by United States regular first class mail, postage fully prepaid, to Clayton Norris, 309 Martin Street, Klamath Falls, Oregon 97601; and said trustee caused a copy of said notice of default, election to sell and notice of sale to be published in the Herald & News, a newspaper of general circulation in Klamath County, Oregon, once a week for four successive weeks, the last publication being on May 2, 1989, more

89 MAY 24 PM 3 19

than 20 days prior to the date of the trustee's sale. On the date of the sale, May 23, 1989, the trustee caused to be recorded in mortgage records of Klamath County, Oregon, an affidavit of publication of the notice of sale.

(4) All applicable statutory provisions of the State of Oregon and all provisions of the trust deed have been complied with as to acts to be performed and notices to be given.

(5) Said trustee, at the time and place fixed for said sale, as stated above, then and there sold, at public auction, to grantee, who was the highest bidder therefor, the above-described property for the sum of \$15,539.04, which sum has been paid by satisfaction of the debt secured by said trust deed, including trustee's costs, expenses and compensation and reasonable attorney fees.

Dated this 23rd day of May, 1989.

H. F. Smith

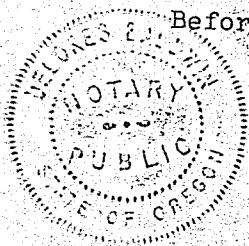
STATE OF OREGON }

County of KLAMATH }

ss. May 23, 1989

Personally appeared the above-named H. F. SMITH and acknowledged the foregoing Trustee's Deed as his voluntary act and deed.

Before me:



Debra Baldwin
NOTARY PUBLIC FOR OREGON
My commission expires May 13, 1993

After recording, return to:
H. F. Smith
540 Main Street
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following address:

Estate of Edna Robertson, Deceased
c/o William M. Melhase, Personal Representative
P. O. Box 184
Redmond, Oregon 97706

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

H. F. Smith
on this 24th day of May A.D., 19 89
at 3:19 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 8989.
Evelyn Biehn County Clerk
By Debra Baldwin
Deputy.

Fee, \$13.00