called

hereinafter called the second party;

ol. m89	Pag	e_20	808	1
and the first of the contract				

	Botas Bullio for Out				
MINIO INDENITI	RE, Made this	30th day	of Octol	oer	., 19.89, between
William L. S	isemore	4 -4	1 T Calder	all buchand	, hereinafter
I trustee, andH	isemore enry J. Caldwel	I, Jr. and De	boran J. Cardwe	SIT, Muspand	ind w220,

TRUSTEE'S DEED

# WITNESSETH:

	Jack D. Oden and Helen A. Oden, husband and w	rife as grantor, executed and
MOI	untain Title Company of Alamach Occurs	as trustee, for the benefit
delivered to	Caldwell and Deborah L. Caldwell	, as beneficiary, a certain trust deed
	16 to 90 till regarded on Pebruary I./	1989 in the mortgage records
777	h	at page Dund, w 22 12 17
		usi deed the real property in-
	1 1 - 11 december to spid triistee to secure an	none office things, the personner
hereinafter descr	ns of the grantor to the said beneficiary. The said grantor the	ereafter defaulted in his performance
certain obligatio	ns of the grantor to the said benericiary. The said granton is s secured by said trust deed as stated in the notice of default he	reinafter mentioned and such default
of the obligation	s secured by said trust deed as stated in the notice of default he	remarks.
still existed at th	ne 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-1989, in book/reël/volume No... M89. at page 111.71 thereof &r &s Fee/fife/ Yn Strument/Microfflm/reception Nox x x x x x (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 30\_\_\_\_\_, 19.89., 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, (which was the day and hour to which said sale was postponed as permitted by ORS 86.755(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 \$ ... 28,054,41 , 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 \$ 28,054,41

* Delete words in parentheses if inapplicable.	D ON REVERSE SIDE )	
		STATE OF OREGON,
		County of
GRANTOR'S NAME AND ADDRESS	) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	ment was received for record on the
	SPACE RESERVED	at
GRANTEE'S NAME AND ADDRESS  After recording return to:	-1	pageor as fee/file/instru- ment/microfilm/reception No,
Henry J. Caldwell, Jr. 7990 Hill Road		Record of Deeds of said county.  Witness my hand and seal of
Klamath Falls, OR 97603	il. 1. december 12 december 15 december 15 1. december 15	County affixed.
Until a change is requested all tax statements shall be sent to the following address Same as above	The application provided the	NAME TITLE
NAME, ADDRESS, ZIP		By Deputy

.... corporation, on behalf of the corporation.

naeir, knowthu, gen 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: NEW THIT WER Beary of Caldwell, Viter Confident (elect for SEE ATTACHED EXHIBIT "A" Baseca beginner be but synt så frekte Hillian Grin His Compage and their edition in the भ्यपमा । याचा मा भाषा अस्ति । प्रतिदेशको । aitamin de bechag Continue to continue hest hader, at such sale and sain sam bend the alghest and bast sum bill the made runer.
Adversarion paid for this transfer is the sim of \$1.500 for "The sain bast sum bill the sain of \$1.500 for the sain bill the sain of \$1.500 for the sain beat some paid for this transfer is the sain of \$1.500 for the sain beat s to and sufficients and the series success for the politice and the suffice of the series of the seri lame of the state is threson our pursuant to the powers conforted spect this is that the table of four set in the squended Motice of Salete and at the place to bread to the at attributed in his men the day and boun to which shift sale was pownoused as perdiffied the ONS 88 7.5500 strength was Pursuant to said notice of sole, the undersigned trustee on profiles. My asset distributed of times stabilized the standard of times stabilized the standard of times stabilized the standard of times stabilized to the standard of times stabilized to the standard of times stabilized to the standard of times standard of times standard of the standard of times standard of the standard of times standard of the standard of times cropes so entitles to notice partiant to ORS 86,740(1)(b) or (DSO) have the presents nomed in soid affidavive and proofs by having to chamify a deap of a feel to the na see a drad as fally as it set cat herein rethering. The mideratined trising here an location and the control with and the trustee's rotice of sale, being appropriate a do ast appropriately come as colo in the chilipal records of said county, said hillidavirs and property together send producer real said name of sale are known by one or more willday, but have been all sales of posterior as last publication of sala notice encurred more than twenty days public in the date of sale and the eral constituings each count, in which the said real property is stated of some a second to days after the relation from the stay. Further, the truster published a copy of soil for terms and विद्युक्तार जनसम्बद्ध प्रके कोन्य केन्द्रका सम्भान सक्त भिन्नको स्व कान्य प्रकार कोन्य किन्न कर देश कार विद्यु इस इन्द्रुक सम्बद्ध कर सम्बद्ध केन्द्र का उन्तर किन्नको सम्बद्ध का सम्बद्ध कर सम्बद्ध कर सम्बद्ध कर सम्बद्ध की and relieved trans the stay, planes of an apparated thetimest Sale in the look require to att days before the distrator property was sold purquant to CAS 30 1964 Deligible for soendind in the trus decelor the ambies in which a community spirit militaries of the trust dischiller greature or drawn or rang each problem; the Northead Said traductived in in 100 511 TO HAVE AND TO HOLD the same unto the second party, his 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, 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. 医神经性性 化甲基磺胺 医神经膜神经 经 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. housthans, therein named or the mercesor in interest, deed reason of said delouis the owner and hidder 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: herematter described was commercation said despite to shift tasten materials at miles of the treenplies was to take the tree in motion believed a said train to ecoted phot colboration 16 19.82, and by recorded on Pentidation 19. offix corporate scal)

(If the signer of the above is a corporation, use the form of acknowledgment apposite.). (ORS 194.570) visi the form of acknowledgment opposite.

STATE OF OREGON,

SS. SS. STATE OF OREGON, County of ..... County of The foregoing instrument was acknowledged before me this The loregging instrument was acknowledged before this October 30 ,19 89, by methis October 30 William L. Sisemore

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

### EXHIBIT "A"

#### PARCEL 1

A parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon according to the Plat thereof on record in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 23, and proceeding in a Northerly direction along Patterson Street for a distance of 97 feet, thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

## PARCEL 2

A parcel of land being a portion of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon, according to the official plat thereof on record in the County Clerk's office of said Klamath County; said part being more particularly described as follows:

Beginning at a point on the South line of said Tract 23, distant 125 feet East from the Southwest corner of said Tract 23, thence from said point of beginning,

- (1) East, along said South line, a distance of 384 feet to the Southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux, recorded November 4, 1968, in Volume M68, page 9876, Microfilm Records of Klamath County, thence along the West line of last mentioned parcel,
- (2) North 97 feet; thence parallel to said South line of Tract 23.
- (3) West, 384 feet to the Northeast corner of that certain parcel of land conveyed to John H. Able, et us, by deed recorded November 2, 1965, in Volume M65, page 3307, Microfilm Records of Klamath County, Oregon, thence along the East line of last mentioned parcel.
- (4) South 97 feet to the point of beginning.

Tax Account No: 3909 024B0 01200

STATE OF OREGON: COUNTY OF KLAMATH: ss.	그 얼마는 화장 하는 것이 하는 것이 없는 것이 없다.
Filed for record at request of William	L. Sisemore the 30th days
of A.D., 19 <u>89</u> at <u>4:16</u>	L. Sisemore the 30th day o'clock BM., and duly recorded in Vol M89
of <u>Deeds</u>	on Page 20808 Evelyn_Biehn County Clerk
FEE \$18.00	By Overline Mullendere