

8596

TRUSTEE'S DEED

Vol. 1799 Page 23346

THIS INDENTURE, Made this 29th day of November, 1989, between
GLENN H. MUNSELL, Successor Trustee
called trustee, and THOMAS C. HOWSER, Trustee under Trust dated December 31, 1986
hereinafter called the second party;

WITNESSETH:

RECITALS: BERNARD A. SHANKS and EVA R. SHANKS, as joint tenants, as grantor, executed and delivered to Transamerica Title Insurance Co. as trustee, for the benefit of Wells Fargo Realty Service, Inc., a California corporation, as beneficiary, a certain trust deed dated September 7, 1979, duly recorded on December 18, 1979, in the mortgage records of Klamath County, Oregon, in Book No. M79 at page 29025, wherein certain obligations of the grantor to said trustee to secure, among other things, 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 owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or beneficiary's 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 23, 1989, in Book No. M89 at page 11279 thereof.

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 the trustee 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 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 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).

(Continued on reverse side)

GLENN H. MUNSELL, Successor Trustee
P. O. Box 640
Ashland, Oregon 97520

THOMAS C. HOWSER, Trustee under Trust
dated December 31, 1986
P. O. Box 640, Ashland, OR 97520

After recording return to:
HOWSER & MUNSELL, P.C.
P. O. Box 640
Ashland, Oregon 97520

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

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page of as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

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Pursuant to said notice of sale, the undersigned trustee on November 27, 1989, at the hour of 10:30 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 said trustee by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$3,527.31, said second party 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 \$3,527.31.

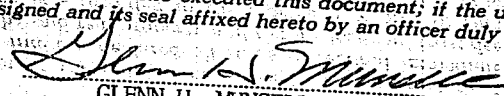
NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the trustee does hereby convey unto the second party all interest which the 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 6, Block 5, KLAMATH COUNTRY, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, page 6, of Maps, in the office of the County Recorder of said County.

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

In construing this instrument and whenever the context so requires 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.

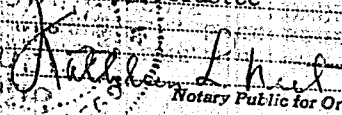
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer duly authorized therein by order of its Board of Directors.


GLENN H. MUNSELL, Successor Trustee

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

* Delete words in parentheses if inapplicable.
(If executed by a corporation, affix corporate seal.)
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON
County of Jackson ss.
This instrument was acknowledged before me on November 29, 1989, by GLENN H. MUNSELL, Successor Trustee


(SEAL) Notary Public for Oregon
My commission expires: 3-2-91

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:
on this 1st day of December A.D., 19 89
at 3:20 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 23346
Evelyn Blehn County Clerk
By Bernetha H. Hetch Deputy

Fee, \$13.00 Deputy (SAL)