

92411

TRUSTEE'S DEED

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THIS INDENTURE, Made this 19th day of December, 1989, between RICHARD FAIRCLO, called trustee, and DAISY MAY SHAW, hereinafter called the second party;

WITNESSETH:

RECITALS: JAMES H. BAGGETT and DORA BAGGETT, husband and wife, as grantor, executed and delivered to ASPEN TITLE & ESCROW, INC., an Oregon Corporation, as trustee, for the benefit of DAISY MAY SHAW, as beneficiary, a certain trust deed dated September 6, 1988, duly recorded on September 13, 1988, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-88 at page 14970, ~~instrument/microfilm/reception No. XXXX~~ (indicate which). In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his 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 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 July 28, 1989, in book/reel/volume No. M-89 at page 13834 et seq. ~~thereof goes for file/instrument/microfilm/reception No. XXXX~~ (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 December 15, 1989, at the hour of 10:15 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 \$ 61,195.55, 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 \$ 61,195.55.

* Delete words in parentheses if inapplicable.

<p>RICHARD FAIRCLO, TRUSTEE 280 MAIN STREET KLAMATH FALLS, OR 97601</p> <p>GRANTOR'S NAME AND ADDRESS</p> <p>DAISY MAY SHAW 1723 Cedarwood Redding, CA 96002</p> <p>GRANTEE'S NAME AND ADDRESS</p>		<p>STATE OF OREGON,</p> <p>County of <u> </u> ss.</p> <p>I, <u> </u>, certify that the within instrument was received for record on the <u> </u> day of <u> </u>, 19<u> </u>, at <u> </u> o'clock <u> </u> M., and recorded in book/reel/volume No. <u> </u> on page <u> </u> or as fee/file/instrument/microfilm/reception No. <u> </u>, Record of Deeds of said county.</p> <p>Witness my hand and seal of <u> </u> County affixed.</p> <p>By <u> </u> NAME <u> </u> TITLE <u> </u></p> <p>By <u> </u> Deputy</p>
<p>After recording return to:</p> <p>PROCTOR & FAIRCLO 280 MAIN STREET KLAMATH FALLS, OR 97601</p> <p>UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:</p> <p>Daisy Shaw 1723 Cedarwood Redding, CA 96002</p> <p>NAME, ADDRESS, ZIP</p>		<p>SPACE RESERVED FOR RECORDER'S USE</p>

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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:

A piece or parcel of land situate in the S 1/2 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West 827.1 feet, more or less, distant, and running North 36 degrees 49 1/2' East, along said parallel line 337.62 feet to the true point of beginning of this description; thence North 36 degrees 49 1/2' East, and continuing along said parallel line 200.0 feet; thence South 53 degrees 10 1/2' East 250.0 feet; thence South 36 degrees 49 1/2' West and parallel with said center line of the Klamath Falls-Midland section of the Oregon State Highway 200.0 feet; thence North 53 degrees 10 1/2' West 250.0 feet, more or less, to the said point of beginning.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

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.

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.

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.

(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 KLAMATH }

The foregoing instrument was acknowledged before me this December 1989, by RICHARD FAIRCLO, TRUSTEE

[Signature]
Notary Public for Oregon

My Commission Expires 3/90

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Proctor & Fairclo
on this 19th day of Dec. A.D., 19 89
at 2:21 o'clock PM. and duly recorded
in Vol. M89 of Deeds Page 24485
Evleyn Biehn County Clerk
By Pauline Mulendore Deputy.

Fee, \$13.00

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