

OKBB

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TRUSTEE'S DEED

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THIS INDENTURE, Made this 9 day of February, 19 90, between
 GEORGE C. REINMILLER, hereinafter called the first party,
 and South Valley State Bank, an Oregon Banking Corporation
 hereinafter called the second party;

WITNESSETH:

RECITALS: Steven A. Zamsky and Marcia F. Zamsky, as grantor, executed and delivered to D.L. Hoots, as trustee, for the benefit of Security Savings & Loan Association, dated September 14, 19 77, duly recorded on September 16, 19 77, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M77 at page 17278, or as fee/file/instrument/microfilm/reception No. (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 September 27, 19 89, in book/reel/volume No. M89 at page 18206 thereof or as fee/file/instrument/microfilm/reception No. (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 February 9, 19 90, at the hour of 1:00 o'clock, P.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 \$ 72,000.00, 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 \$ 72,000.00.

* Delete words in parentheses if inapplicable.

(CONTINUED ON REVERSE SIDE)

GEORGE C. REINMILLER
 521 SW Clay
 Portland, Oregon 97201

GRANTOR'S NAME AND ADDRESS

South Valley State Bank
 c/o Andrew Brandness, Attorney at Law
 411 Pine Street
 Klamath Falls, OR 97601

GEORGE C. REINMILLER
 521 SW Clay
 Portland, Oregon 97201

NAME, ADDRESS, ZIP

South Valley State Bank
 c/o Andrew Brandness, Attorney at Law
 411 Pine Street
 Klamath Falls, OR 97601

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 _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

25 24 CT92

GEORGE C. BENNETT JR.

A parcel of land situated in the Northeast quarter of Section 27, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin marking the northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 27; thence S 00°33'36" W, along the east line of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 27, 1382.64 feet, more or less, to the northerly right of way line of Hill Road, a county road; thence northwesterly along the northerly right of way line of said Hill Road 1200 feet, more or less, to a one-half inch iron pin at the intersection of said right of way line with a fence running northeast; thence along said fence and the northeasterly projection thereof N 42°12'33" E 562.46 feet to a one-half inch iron pin set in the center of a dirt road; thence leaving said fence line N 35°05'31" E 392.34 feet to a point on the north line of said Section 27, said point being marked by a one-half inch iron pin; thence 1. N 89°58'17" E along the said north line of said Section 27, 420.67 feet to the point of beginning, containing 20.1 acres, more or less.

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.

GEORGE C. REINMILLER - Successor-Trustee

(If executed by a corporation,
affix corporate seal)

(If the signer of the above is a corporation,
state the name of acknowledgment opposite.)
STATE OF OREGON
BEFORE ME, DEPUTY CLERK OF DISTRICT COURT
County of Multnomah } ss. JUDGE HAZEL

The foregoing instrument was acknowledged before me this February 9, 1990 by

~~GEORGE C. REINHOLD~~

Now to BGM

(SEAL)

MAHJ DUFAY
NOTARY PUBLIC OREGON

My commission expires: 2-27-93

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Brandsness, Brandsness, Davis
on this 20th day of Feb. A.D., 19 90
at 4:31 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 3282.
Evelyn Biehn
County Clerk

By Courline Mullens
Deputy. AL)