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(SEAL)

11784

## TRUSTEE'S DEED

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THIS INDENTURE, Made this 27th

day of February

1990

between William L. Sisemore called trustee, and Helen Rookstool hereinafter called the second party;

## WITNESSETH:

**RECITALS:** Harold J. Manning & Juanita J. Manning, husband & wife; and Joseph E. Brady and Valmagena Brady, husband & wife, as grantor, executed and delivered to William L. Sisemore, as trustee, for the benefit of C & R Properties, a co-partnership consisting of Lawrence S. Caldwell & Helen Rookstool, dated August 28, 1986, duly recorded on August 29, 1986, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M86 at page 15637 ~~book/reel/file/~~ ~~instrument/microfilm/reception No. x x x x x (indicate which)~~. In said trust deed the real property therein and certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's 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 October 19, 1989 in book/reel/volume No. M89 at page 19981 thereof or as fee/file/instrument/microfilm/reception No. 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 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 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).

(Continued on reverse side)

OF THE POWER OF THE TRUSTEE TO CONVEY  
TITLE, ACCORDING TO THE OFFICIAL DEEDS  
BOOK TO THE GRANTOR'S NAME AND ADDRESS  
FOR THE YEAR 1989

INTEREST ACCUMULATED SINCE THE EXECUTION OF THIS TRUST DEED IN  
OR THE TIME OF RECORDING OF THIS TRUST DEED TO  
THE GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS

**WILLIAM L. SISEMORE**  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
**Helen Rookstool**  
4135 Monrovia Way  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

## STATE OF OREGON,

County of CLATSOP

SS.

I, WILLIAM L. SISEMORE, certify that the within instrument was received for record on the 27th day of February, 1990, at 10 o'clock AM, and recorded in book/reel/volume No.        on page        or as fee/file/instrument/microfilm/reception No.       .

Record of Deeds of said county. I, WILLIAM L. SISEMORE, Witness my hand and seal of CLATSOP County, affixed        day of February, 1990.

By        Deputy

