

**13490**

## TRUSTEE'S DEED

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**WITNESSETH:**

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 November 22, 19 89, in book /~~real volume~~ No. M-89 at page 22580 thereof ~~on page 22580 of the mortgage records of said county~~ to which reference now is made.

Pursuant to said notice of sale, the undersigned trustee on April 9, 1990, 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 \$42,618.59, 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 \$42,618.59.

sideration paid for this transfer is the sum of \$42,918.22.....  
 \*\* to an undivided 1/2 interest, and FRANK W. OHLUND AND JANE A. OHLUND, HUSBAND AND  
 WIFE, AS TO AN UNDIVIDED 1/2 interest. (CONTINUED ON REVERSE SIDE)  
 \* Deceased's interest is nonprobable.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

NAME ADDRESS ZIP

NAME ADDRESS ZIP

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_ Deputy \_\_\_\_\_

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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:

Lot 9, Block 2, PINE RIDGE ESTATES - UNIT 1, in the County of Klamath, State of Oregon.

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.

ASPEN TITLE & ESCROW, INC.  
*[Signature]*

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)

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:  
Aspen Title Co.

on this 12th day of April A.D., 19 90  
at 3:53 o'clock PM. and duly recorded  
in Vol. M90 of Deeds Page 6849  
Evelyn Biehn County Clerk  
By *Pauline Mullenbore* Deputy.

Fee, \$33.00

STATE OF OREGON, County of Klamath ) ss.  
The foregoing instrument was acknowledged before me this April 12, 19 90, by ANDREW A. PATTERSON, Assistant secretary of ASPEN TITLE & ESCROW, INC., Oregon corporation, on behalf of the corporation.  
*[Signature]*  
Notary Public for Oregon  
My commission expires: 7/23/93

