FORM No. 1175-TRUSTEE'S DEED-Oregon Trust Deed Series (Individual or Corporate). COPYRIGHT 1888 STEVENS. NEES LAW PUBLISHING CO., PORTLAND, OR. 87204 ASPEN 04034799 TOU STATES VOL MOD Page 15609

		알 있는 것이 같은 것이 같아요.	244
THOMAS STATES	a yas (015 (25)	TRUSTEE'S DEED'	16

called trustee, and . F. N. REALTY SERVICES, INC., A California Corporation, Trustee under hereinafter called the second party;

WITNESSETH: a mit enversemme finne allerteringiger angeben wir Die

(And Case - more and -RECITALS: ___VIVIAN_C__PEREZ, A Married_Woman_as_her_separate_property., as grantor, executed and delivered to _____ASPEN_TITLE & ESCROW, INC., An Oregon Corporation _____, as trustee, for the benefit of F. N. REALTY SERVICES, INC., A California Corporation, Trustaebeneficiary, a certain trust deed dated ______ June 9 _____, 19.88., duly recorded on _____October 28 _____, 19.88, in the mortgage records 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 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

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 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).

(Continued on reverse side)

Aspen Title & Escrow, Inc.	STATE OF OREGON,
525 Main Street	↓ ∞.
Klamath Falls, OR 97601	2 DET BY County of
	I certify that the within instru-
F. N. Realty Services, Inc., Trustee	ment was received for record on the
35 N. Lake Avenue execution of and that good h	and to the contact in the day of the second day
Pasadena; CARD 91101 annor of the Mont deed to	at o'clock
THE THIRTON COME GRANTEE'S NAME AND ADDRESS SECOND SECTION T	space RESERVED in book/reel/xolume/No on
After recording return to party and a transformation of the second party and a second party and a second party	SFACE RESERVED in book/reel volume Noon or as fee/file/instru- necorder s use ment/microfilm/reception No
F. N. Realty Services, inc.	there are a ment/microfilm/reception No
	With Dentis the mailes Kecola of Dieds of San Connet. 17. 19
Pasadena, CA 91101	uc buch the the zom of 2 Witness my hand and seal of
NAME, ADDREDS, ZIP	
Until a change is requested all fax statements shall be sent to the following address. BUCCL: AND	luce we there does not a market of the second of a party of
IN REALTY SPTVICES CIHCULS III USLED SAME	
35. N. Lake Avenue	With the standard of the service of the state state
Pasadena, "CA: *91101 is of sele the montalities it	ByDeputy
NAME, ADDRESS, ZIP	

an18496

15610

Pursuant to said notice of sale, the undersigned trustee on July 27 _____, 19.90., at the hour of 0 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 \$.13,055,66....., 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 \$...13,055.66

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: mouse of a second on private of

T. M. Realey Services, Suc., Sturies

Lot 39, Block 32, Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

Aspen Tiele & Escrow, Inc.

ほぞ後た党(の社)の公司の行為

property, emitted to notice provident in OPS 55 (40(1)(b) or (1)(a)thun the persons number in solid altidating and proofs as leaving on claiming a flor on or interest so when out uissfré f.drédias fullt as fl ver aut huven verbaitm. The undersigned trasfie has no autout course a sur preser and bleeten to sell and the related's netice of sale, being now relevand to any montpended in our source and the diffe of such in the official records of said country suid afficiary is und product coefficiency with the second difference of d eral circulation in each county in which the sold real property in studied, once a week los has a serie as the fast-philicurper it such rates occurred more than twenty dust price (only date of arch sets "series and publication of said rates of sets are shown by one or more affidentified public of series and sets of a set (and the set in the efficient sector of real more) and affidentified public of series are set of a set of sets day's after the refease from the stay. Further, the reside published a copy of said softice of the rate of poster set. address provided by said person who was present at the time and place set for the sale where of the large state A de the the effect that we have a more than the set of the set of the set of the sale where the set of the set by redistated or condition mult to the last-known address of those persons fisted in OPS of sac 12) days before the do o the property was sold, outsuch to ORS 36,756(c). If the foredowner of the sole of the and released function stay, copies of an Amended Notice of Sale in the fordiarequived to the for the fore property of the sole of the maintenant definition much be no for built built and the contracted that in the foreigned to the sole of the sole ections in the tracected on the manuscriptic transfer a summons is survey purchased in (25000-2000). Devise the and the second structure of the second second of the second secon

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

these refine courses of the guideline the second market water In construing this instrument and whenever the context so requires the singular includes the plural; the word assigns forever. "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

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERT SCRIBED.IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE. USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEL USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEL THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO PROPERTY. SHOULD CHECK. WITH THE APPROPRIATE. GIT COUNT. PLANNING DEPARTMENT TO VERIFY APPROVED USE:	TING IN BY MUCHULL COULTSON
The second of the second of the second s	destan ook/peritesiemmeryeine_es Erzheenen annan
TATE OF OREGON, SS	STATE OF OREGON,
iled for record at request of:	County of Klamath This instrument was acknowledged before me on August 3 19 90, by ANDREW A. PATTERSON
n this <u>6th</u> day of <u>Aug.</u> A.D., 19 <u>30</u> t <u>11:06</u> o'clock <u>AM</u> , and duly recorded M_{0} of <u>Deeds</u> <u>Page 15609</u>	as Assistant Secretary of ASPEN TITLE & ESCROW, INC.
By Qauline Muslindare Deputy.	My commission expires: 7/23/93