

19218

TRUSTEE'S DEED

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THIS INDENTURE, Made this Neal G. Buchanan, Attorney at Law day of August, 1990, between called trustee, and Robert L. and Janet A. Moody, as tenants by the entirety as trustees under hereinafter called the second party, that certain Declaration of Trust, dated November 8, 1977

WITNESSETH: **trustees under that certain Declaration of Trust, dated November 8, 1977
RECITALS: Jesus Maria Lopez and James M. Lopez, as grantor, executed and delivered to Mountain Title Company of Klamath County, as trustee, for the benefit of Robert L. and Janet A. Moody, as tenants by the entirety as beneficiary, a certain trust deed dated February 3, 1983, duly recorded on February 8, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-83, at page 2005 instrument/microfilm/reception No. 12887 (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 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 March 29, 1990, in book/reel/volume No. M-90, at page 5679 thereof or as fee/file instrument/microfilm/reception No. 12887 (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 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 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)

Neal G. Buchanan
601 Main Street, Ste. 215
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Robert L. and Janet A. Moody, Trustees
5507 Seashore Drive
Newport, CA 92633
GRANTEE'S NAME AND ADDRESS

After recording return to:
Neal G. Buchanan
601 Main Street, Ste. 215
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Robert L. and Janet A. Moody, Trustees
5507 Seashore Drive
Newport, CA 92633
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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

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