อาจากเลย ใช้นายสมาชิกนา

## TRUSTEE'S DEED OF COMPANY

W commence volume Vol. mg 0 Page

THIS INDENTURE, Made this .....5th

... day of September , 19.90, between

RICHARD FAIRCLO called trustee, and WILLIAM C. BRYANT and ARLENE L. BRYANT, husband and wife hereinafter called the second party;

WITNESSETH:

ROBERT DALE RIGGS and ROBIN LYNN RIGGS, wife as grantor, executed and MOUNTAIN TITLE COMPANY, INC. , as trustee, for the benefit of RODRIC A. LANE and NANCY K. LANE , as beneficiary, a certain trust deed іжинжихтупненыткункивитытытытытытытытытытытыты. 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 April 27 , 19.90, in in included / volume No. M9.0 at page 7847et Sequered communications iжиктынуткикини/иковриний похимутутутунык температуру 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 September 5 , 19 90, at the hour of 10:30 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 \$15,716.34 , 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 \$ 15,716.34 ligio mouse in botsetty the transfer is the south of both the read of the pound of beginned in the range hopen is the south of the pound of beginned in the range in the south of the range of beginning.

Richard Fairclo, Trustee

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280 Main Street (1985 1987) 12 1985) Klamath Falls, OR 1976019861288 GRANTOR'S NAME AND ADDRESS TO SECUTO

William C. Bryant & Arlene L. 2018 Bryant, husband and wife

(P.O.: Box: 465 Chiloquin; ORS 97624

After recording return to: Og TOTAL Richard Fairclo 280 Main Street

Klamath Falls, ORso 97601 and good NAME, ADDRESS, ZIP

s change is requested all tax statements shall be sent to the following address: William C. and Arlene L. Bryant

P.O. Box 465 Chiloquin, OR 97624 in book/reel/volume No...... on SPACE RESERVED o Formacas RECORDER'S USE page \_\_\_\_\_on as fee/file/instrument/microfilm/reception No......

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Record of Deeds of said county. and to the follows.

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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:

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following two bearings North 89 degrees 54' 02" West 1097.61 feet; South 00 and distances: degrees 10' 16" West 391.19 feet; thence from said point of beginning South 89 degrees 54' 02" East 202.85 feet to a point; thence south 89 degrees 54' 30" East 348.71 feet to a point; thence South 787.98 feet to a point; thence South 89 degrees 43' 16" West 551.58 feet to a 5/8" iron pin; thence North 791.58 feet to the point of beginning.

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the challeng the as the or though of other carb process, the Worthealth Butte from section TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns for-

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.

e memanarango alegoros manasang menanas menganas ber ale 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 Somethause, Crosom Sumed, at the necessar in Interest, dech

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.

The second secon	gyfy <b>fyd f</b> reimner 1997 173 Myfyfyd freimner 1997 173
(If executed by a corporation,	STATE OF OREGON
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)  STATE OF OREGON,  171 and the	S Filed for record at re
County ofKlamath	Proctor on this 7th at 2:26

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STATE OF OREGON, County of Klamath or one of the

Filed for record at request of: his Proctor & Fairclo 7th day of <u>Sept.</u> A.D., 19 <u>90</u> on this . P M. and duly recorded \_ o'clock . 2:26 яť of <u>Deeds</u> Page 18005 M90 County Clerk Evelyn Biehn By Quuline. L) Deputy.

\$33.00