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23404

K-42183

TRUSTEE'S DEED

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THIS INDENTURE, Made this 30th day of November, 19 90, between  
James R. Uerlings,  
 called trustee, and Shriner's Hospitals for Crippled Children,  
 hereinafter called the second party;

## WITNESSETH:

RECITALS: Kenneth R. Buser

delivered to Mountain Title Company, as grantor, executed and  
 of Shriner's Hospitals for Crippled Children, as trustee, for the benefit  
 dated December 23, 19 88, duly recorded on December 23, as beneficiary, a certain trust deed  
Klamath County, Oregon, in book/reel/volume No. M-88 at page 21899, or as fee/file/  
~~instrument/microfilm/reception No.~~ ~~XXXXXX~~ 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 adver-  
 tisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on  
June 15, 19 90, in book/reel/volume No. M-90 at page 11909 thereof or as fee/file/  
~~instrument/microfilm/reception No.~~ ~~XXXXXX~~ 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 ad-  
 ministrator 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 de-  
 scribed 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 gen-  
 eral 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)

James R. Uerlings

110 N. 6th Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Shriner's Hospitals for Crippled  
Children PO Box 31356

Tampa, FL 33631-3356

GRANTEE'S NAME AND ADDRESS

After recording return to:

James R. Uerlings

110 N. 6th Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Shriners Hospitals for Crippled  
Children PO Box 31356

Tampa, FL 33631-3356

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instru-  
 ment 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/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

NAME

TITLE

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

1 SPACE RESERVED  
 FOR  
 RECORDER'S USE

92 1 11 3 330 05