

34504

ASPEN 36282  
TRUSTEE'S DEED

Vol. 719/ Page 18369

THIS INDENTURE, Made this 28th day of August, 1991, between ASPEN TITLE & ESCROW, INC., An Oregon Corporation, hereinafter called trustee, and RUSH E. LONG, TRUSTEE UNDER THE RUSH E. LONG FAMILY TRUST DATED September 24, 1990 hereinafter called the second party;

WITNESSETH:

Gary Anderson and Carmen Anderson, husband and wife and RECITALS: Paul Woods and Velma Woods, husband and wife, as grantor, executed and delivered to Aspen Title & Escrow, Inc., An Oregon Corporation, as trustee, for the benefit of Rush E. Long, as beneficiary, a certain trust deed dated August 21, 1989, duly recorded on October 26, 1989\*, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-89 at page 20596. 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. \*Rerecorded on December 20, 1989, M-89 page 24538

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 April 9, 1991, in book/reel/volume No. M-91 at page 6353, thereof.

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 and 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.  
525 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Rush E. Long, Trustee under the Rush E. Long  
Family Trust Dated September 24, 1990  
P. O. Box 968, Brookings, OR 97414

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rush E. Long, Trustee under the Rush E. Long  
Family Trust dated September 24, 1990  
P. O. Box 968, Brookings, OR 97414

NAME, ADDRESS, ZIP

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

Rush E. Long, Trustee under the Rush E. Long  
Family Trust Dated September 24, 1990  
P. O. Box 968, Brookings, OR 97414

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

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.

NAME

TITLE

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

Pursuant to said notice of sale, the undersigned trustee on August 26, 1991, at the hour of 10:05 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 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 \$ 49,463.47, 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 \$ 49,463.47.

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 grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lots 23 and 24, Block 5, TOGETHER WITH that portion of vacated Pine Street adjoining Lot 24, All in DOTEN, LESS any portion thereof lying in Highway 66, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-31C TL 2200

SUBJECT TO: Right of Redemption by the Internal Revenue Service for 120 days.

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

In construing this instrument and whenever the context so requires 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 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 or other person duly authorized thereunto by order of its Board of Directors.

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.

\* Delete words in parentheses if inapplicable.

† If executed by a corporation.

ASPEN TITLE & ESCROW, INC.

*[Signature]*

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 12th day of Sept. A.D. 1991  
at 10:50 o'clock A.M. and duly recorded  
in Vol. M91 of Deeds Page 18369

Evelyn Biehn County Clerk

By Pauline Muelken

Deputy.

Fee, \$33.00

STATE OF OREGON,

County of Klamath ss.

This instrument was acknowledged before me on August 28, 1991, by ANDREW A. PATTERSON

as Assistant Secretary

of ASPEN TITLE & ESCROW, INC.

*[Signature]*  
Notary Public for Oregon

My commission expires: 7/23/93

(SEAL)