

THIS INDENTURE, Made this 13 day of September, 1991, between William P. Brandsness, successor trustee, hereinafter called trustee, and Mr. and Mrs. Jerry Huckins, hereinafter called the second party;

WITNESSETH:

RECITALS: Frank Mazzeo and Patricia Mazzeo, as grantors, executed and delivered to Klamath County Title Company, as trustee, for the benefit of Jerry Huckins and Barbara Huckins, as beneficiaries, certain trust deeds dated December 29, 1987, and April 1990, duly recorded on December 19, 1987, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M87 at page 23115, and book/reel/volume No. M90, page 10156 respectively, hereinafter referred to as the trust deed. 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 22, 1991, in book/reel/ volume No. M91 at page 7355 thereof, 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 and named in subsections (1) and (2)(a) of Section 86.740 Oregon Revised Statutes, at least 120 days before the date the property was sold, and the address of the guardian, conservator or administrator or executor of any person named in subsection (1) of ORS 86.740, promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Notice of sale was served upon occupant 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 subsection (1) of Section 86.750 Oregon Revised Statutes. If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by subsection (6) of Section 86.755 Oregon Revised Statutes were mailed by registered or certified mail to the last known address of those persons listed in ORS 86.740 and 86.750(1) 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 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 is 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 or interest in said described real property, entitled to notice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740.

Pursuant to said notice of sale, the undersigned trustee on September 6, 1991, at the hour of 10:00 o'clock A.M. of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, (which was the day and hour to which said sale was postponed as permitted by subsection (2). Oregon Revised Statutes) (which was the day and hour set in the amended Notice of Sale) (delete words in parenthesis if inapplicable), 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 \$54,602, 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 \$54,602.

William P. Brandsness
411 Pine St.
Klamath Falls, OR 97601
Grantor's name/address
Mr. and Mrs. Jerry Huckins
16229 Earl Court
LaPine, OR 97739
Grantee's name /address

After recording return to:
Brandsness & Brandsness
411 Pine Street
Klamath Falls, OR 97601
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
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 _____

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:

The East 165 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Together with: A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 36 South, Range 13 E.W.M., Klamath County Oregon, being more particularly described as follows: Beginning at a point on the Southerly right of way line of Highway 140 from which the Northwest corner of said Section 20 bears N. 71°27'32" W. 1228.33 feet; thence S. 00°29'31" W. parallel with and 165 feet West, when measured at right angles, of the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, 525.00 feet to a 5/8" iron pin; thence West 148 feet to a 5/8" iron pin; thence N. 00°29'31"E. 383.08 feet more or less, to a point on said southerly right of way line; thence Northeasterly on said southerly right of way line on a curve to the right, 206 feet more or less to the point of beginning, containing 1.54 acres.

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

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.

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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,)

County of Klamath) ss.

The foregoing instrument was acknowledged before me this 13 day of September, 1991, by William P. Brandsness

STATE OF OREGON,)
County of Klamath ss.

Filed for record at request of:

Wm Brandsness

on this 13 day of Sept A.D. 19 91
at 4:28 o'clock P M. and duly recorded
in Vol. M91 of mtgs Page 18569

Evleyn Biehn County Clerk

By Debra M. Mullendore

Deputy.

Fee, 13.00



OFFICIAL SEAL
ANGIE ERICKSON
NOTARY PUBLIC - OREGON
COMMISSION EXPIRES JULY 15, 1995

Expires: 7-15-95