

36775

## DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated May 26, 1989; May 11, 1990, executed and delivered by RICHARD L. GARBUTT and PATRICIA A. GARBUTT, husband & wife as grantor and recorded on May 26, 1989; May 11, 1990, in the Mortgage Records of Klamath County, Oregon, in book M89;M90 at page 9243;9069, conveying real property situated in said county described as follows:

Lot 1 and the Northwesterly 32 1/2 feet of Lot 2 in Block 8 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809 028BB 10000 Key No. 187292

having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument.

DATED: October 30, 1991.

William L. Sisemore

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.

Trustee

STATE OF OREGON,

County of Klamath } ss.  
October 30, 1991.

Personally appeared the above named William L. Sisemore

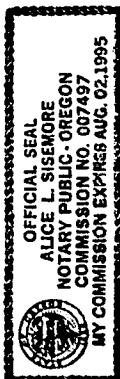
and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 8/2/95



STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of Oct., 1991 at 9:59 o'clock A M., and recorded in book M91 on page 22814 or as file/reel number 36775.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Pauline M. Menden Deputy

After recording return to:

Mr. Richard L. Garbutt  
1540 Pacific Terr.  
KFO 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$8.00

91 OCT 31 AM 9 59

22813

20286

IVIN, JONES & UERLINGS  
ATTORNEYS AT LAW  
110 N. SIXTH STREET  
SEASIDE FALLS, OREGON 97601-0215

RECEIVED JUN 26 1991

JAMES WILLIAM COX & TAKEKO IHA COX  
45-417 PAIAKA PLACE  
KANELOHE, HI 96744

FOE

VERA-LL  
SSSF

SENDER



IVIN, JONES & UERLINGS  
ATTORNEYS AT LAW  
110 N. SIXTH STREET  
SEASIDE FALLS, OREGON 97601-0215



RECEIVED JUN 26 1991

UNDELIVERABLE AS ADDRESSED  
FORWARDING ORDER EXPIRES

JAMES WILLIAM COX & TAKEKO IHA COX  
45-417 PAIAKA PLACE  
KANELOHE, HI 96744

UNDELIVERABLE AS ADDRESSED  
FORWARDING ORDER EXPIRES

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 91 at \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Mortgage \_\_\_\_\_ on Page 20284  
By Evelyn Biehn County Clerk  
By *Rachel Mulholland*

FEE \$18.00

INDEXED

D.V.I.V.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ Oct. \_\_\_\_\_ A.D., 19 91 at 9:40 o'clock \_\_\_\_\_ A.M., and duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 22811  
By Evelyn Biehn County Clerk  
By *Rachel Mulholland*

FEE none

(Being Re-Recorded to put in Deed Records)

30750  
Notice of Default and Forfeiture  
Seller under the Contract described below declares Purchaser is in default for the reasons set forth herein under ORS 93.905 through 93.945.

22812  
20285

1. DESCRIPTION OF CONTRACT:  
(A) PURCHASER: JAMES WILLIAM COX & TAKEKO IHA COX  
(B) SELLER: THE BANK OF CALIFORNIA, N.A., as Trustee  
(C) CONTRACT RECORDED: 12-2-82, vol. M82, Page 16728, Deed of records of Klamath County, dated 7-30-81  
(D) AMOUNT AND TERMS OF CONTRACT: \$12600. \$630 down, balance of \$20625.60 at \$171.88 per month starting 10-15-81 until paid including 12% interest per annum.  
(E) PROPERTY COVERED BY CONTRACT: Lot(s) 19 & 20 in Block 17, Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
2. NATURE AND AMOUNT OF DEFAULT: Failure to pay: (A) 90 regular monthly payments at \$171.88 or a total of \$15469.20. (B) Real property taxes in the sum of \$2270.30 plus interest to date.  
3. SUM OWING ON OBLIGATION: Principal balance of \$11210.85 with interest at 12% percent per annum from 11-20-82, plus taxes, attorney fees, and foreclosure costs.  
4. DATE AFTER WHICH CONTRACT FORFEITED IF DEFAULT NOT CURED: 9-30-91  
Unless the default is cured as set forth in paragraph 5 of this Notice, the Purchaser and all persons claiming through the Purchaser shall have no further rights in the contract or the property and no person shall have any right to redeem the property. All sums previously paid under the contract by or on behalf of the Purchaser shall belong to and be retained by the Seller or other person to whom paid under the terms of the contract.  
5. CURE OF DEFAULT TO AVOID FORFEITURE:  
Notice is given that forfeiture may be avoided under the Contract by curing the default(s) by payment of the entire amount due, other than such portion of principal as would not then be due had no default occurred, and tendering performance of other obligations in default, together with costs and expenses actually incurred in enforcing the contract on or before 9-30-91. AMOUNT TO CURE: \$18357.50 as of 4-30-91.  
6. NAME AND ADDRESS OF SELLER'S ATTORNEY: (Address to Remit Payment)

James R. Uerlings, BOIVIN, JONES & UERLINGS  
110 N. Sixth Street, Suite 209  
Klamath Falls, OR 97601

A copy of this Notice, together with an Affidavit of Mailing shall be recorded.

*James R. Uerlings*  
JAMES R. UERLINGS OSB #76030  
Attorney for Seller

STATE OF OREGON } ss.  
County of Klamath }

On this 14 day of June, 1991, personally appeared before me the above named JAMES R. UERLINGS and acknowledged the above to be his voluntary act and deed.

*Notary Public*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-11-94

PROOF OF MAILING NOTICE OF DEFAULT AND FORFEITURE OF CONTRACT

STATE OF OREGON ) ss.  
COUNTY OF KLAMATH )

I, James R. Uerlings, being first duly sworn, depose and say: That I am the attorney for The Bank of California, N.A., Seller under a Contract between said parties, The Bank of California, N.A., as Trustee, and JAMES WILLIAM COX & TAKEKO IHA COX, as buyer. The contract was recorded 12-2-82, in Volume M82, Page 16728, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot(s) 19 & 20 in Block 17, Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with all improvements on said real property presently existing or which may be hereafter added to said real property.

I hereby certify that I mailed by first class mail and by certified mail, return receipt requested a copy of the attached NOTICE OF DEFAULT AND FORFEITURE to the persons listed below, on the date and to the address indicated which was the last known address to the Seller, by placing said NOTICE in a sealed envelope with postage fully paid thereon, and depositing the same in the United States Mail.

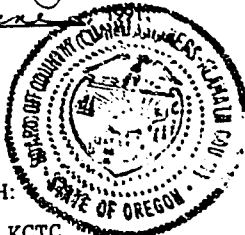
JAMES WILLIAM COX & TAKEKO IHA COX  
45-417 PATAKA PLACE  
KANEONE, HI 96744

Dated this 14 day of June, 1991.

*James R. Uerlings*  
JAMES R. UERLINGS

SUBSCRIBED and SWORN to before me this 17 day of June, 1991.

*Notary Public*  
NOTARY PUBLIC FOR OREGON  
My commission expires: 1-11-94



STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of \_\_\_\_\_ KCTC \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ June \_\_\_\_\_ A.D. 19 91 at 1:23 o'clock P. M., and duly recorded in Vol. M91  
of \_\_\_\_\_ Mortgages \_\_\_\_\_ on Page 11472

FEE

\$8.00

INDEXED

Evelyn Biehn County Clerk  
By *Debra M. Muel...*