

OKB

37115

TRUSTEE'S DEED

Vol. 91 / Page 23450

THIS INDENTURE, Made this day of, 19..91, between
 RICHARD FAIRCLO, hereinafter
 called trustee, and JOHN BEARDSLEY and MARJORIE BEARDSLEY, husband and wife
 hereinafter called the second party;

WITNESSETH:

Husband and wife

RECITALS: ROBERT K. HARRIS and CATHERINE C. HARRIS, / as grantor, executed and
 delivered to ASPEN TITLE & ESCROW, INC. as trustee, for the benefit
 of JOHN BEARDSLEY and MARJORIE BEARDSLEY, as beneficiary, a certain trust deed
 dated May 24, 1988, duly recorded on June 1, 1988, in the mortgage records
 of Klamath County, Oregon, in book/reel/volume No. M-88 at page 8507, ~~instrument/microfilm/reception No. xxxxxxxx (indicate which)~~
 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 advertise-
 ment and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on
 May 30, 1991, in book/reel/volume No. M91 at page 10197 thereof or as fee/file/
 instrument/microfilm/reception No. xxxxxxxx (indicate which), 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 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).

Pursuant to said notice of sale, the undersigned trustee on October 30, 1991, at the hour of
 10:00 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 \$.50,979.31, 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 con-
 sideration paid for this transfer is the sum of \$.50,979.31.

(CONTINUED ON REVERSE SIDE)

* Delete words in parentheses if inapplicable.

RICHARD FAIRCLO, TRUSTEE

280 MAIN STREET

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

JOHN AND MARJORIE BEARDSLEY

5915 BEVERLY DRIVE

ANCHORAGE, ALASKA 99516

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Fairclo

280 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

John and Marjorie Beardsley

5915 Beverly Drive

Anchorage, Alaska 99516

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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