

37273

ASPEN 36585  
TRUSTEE'S DEED

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LOAN#  
USTC#43-018-0550643073  
0-455

THIS INDENTURE, Made this 25TH day of OCTOBER, 1991,  
between DAVID A. KUBAT  
USA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, USDA,  
hereinafter called the second party;

WITNESSETH:

RECITALS:  
PATRICIA GRAY as grantor,  
executed and delivered to FARMERS HOME ADMIN., USDA, ACTING THROUGH STATE DIRECTOR,  
FMHA, as trustee, for the  
benefit of USA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, USDA

as beneficiary, a certain trust deed dated JUNE 14 1979,  
duly recorded on JUNE 14 1979, in mortgage records of  
KLAMATH county, Oregon, in book/reel/volume No. M79  
at page 14102, or as fee/file/instrument/microfilm No. 69038.  
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 grantors said obligations was recorded in the mortgage records of  
said county on JUNE 14 1991, in book/reel/volume  
No. M-91 at page 11320 thereof or as fee/file/instrument/microfilm  
No. 30642 to which reference now is made.

After the recording of said notice of default, 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  
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 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 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  
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 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 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 the persons named in said affidavits and proofs  
as having of claiming a lien on or interest in said described real  
property, entitled to notice pursuant subsections (1)(b) or (1)(c) of ORS  
86.740.

(CONTINUED ON REVERSE)