

45989

## TRUSTEE'S DEED

THIS INDENTURE, Made this 11th day of June, 1992, between Reginald R. Davis, hereinafter called trustee, and Klamath County, a political subdivision of the State of Oregon;

## WITNESSETH:

RECITALS: Javier F. Granados and Tyyne M. Granados, husband and wife, as grantors, executed and delivered a deed of trust for the benefit of Columbia Community Bank, as beneficiary, a certain trust deed dated February 2, 1984, duly recorded on October 14, 1985, in the mortgage records of Klamath County, Oregon, in volume M85 at pages 16622-16625. In said trust deed, the real property therein and hereinafter described was conveyed by said grantor to the 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 herein described.

By reason of said default, the owner and holder of the obligation 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 Klamath County on December 31, 1991, in volume M91 at page 27339-27340, 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 subsections (1) and (2)(a) of Section 86.740 Oregon Revised Statutes, at least 120 days before the date the property was sold; 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. The foreclosure proceedings were not stayed at any time. 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 Klamath 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 subsections (1)(b) or (1)(c) of ORS 86.740.

Pursuant to said notice of sale, the undersigned trustee on June 9, 1992, at the hour of 2:00 p.m. of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, (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 Klamath County for the sum of \$41,010.41, Klamath County 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 \$15,192.77.

(CONTINUED ON REVERSE SIDE)

## TRUST DEED

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

Reginald R. Davis  
Klamath County Counsel  
403 Pine Street, 3rd Floor  
Klamath Falls, OR 97601

STATE OF OREGON )

COUNTY OF KLAMATH )

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1991, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_, on page \_\_\_\_\_, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

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NOW THEREFORE, in consideration of the said sum so paid by Klamath County 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:

Lots 4 and 5, Block 18, Industrial Addition to the City of  
Klamath Falls, Klamath County, Oregon

TO HAVE AND TO HOLD the same unto Klamath County, its 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.

IT WITNESS WHEREOF, the undersigned trustee has hereunto set his hand.

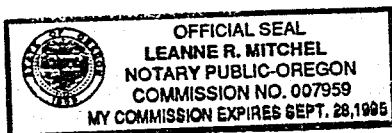
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Reginald R. Davis*  
Reginald R. Davis, Trustee  
Klamath County Counsel

Trustee

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

The foregoing instrument was acknowledged before me on this 9th day of June, 1991, by Reginald R. Davis, Trustee.



*Leanne R. Mitchell*  
Notary Public for Oregon  
My Commission expires: 9-28-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Counsel the 10th day of June, A.D., 19 92 at 2:59 o'clock P M., and duly recorded in Vol. M92, of Deeds on Page 12636.

Evelyn Biehn, County Clerk

By *Deanne Mitchell*

FEE none