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OF OCTOBER 1993

10-05-93P02:05 RCVD

FORIA No. 1175—TRUSTEE'S DEED—Oregon Trust Deed Series (Individual or Corporate)

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NLO 69209

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TRUSTEE'S DEED

THIS INDENTURE, Made this 5th day of October, 1993, between DONALD R. CRANE, hereinafter called trustee, and LULA MAE THOMAS, hereinafter called the second party;

WITNESSETH:

RECITALS: Richard F. Downs, as grantor, executed and delivered to Aspen Title & Escrow, Inc., as trustee, for the benefit of Lula Mae Thomas, Joe D. Thomas & Jimmie R. Thomas, as beneficiary, a certain trust deed dated October 11, 1990, duly recorded on December 29, 1990 in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M90 at page 21730. In that trust deed the real property therein and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in performance of the obligations secured by the 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 the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary, therein named, or beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was recorded on May 24, 1993, in book/reel/volume No. M93 at page 11760.

County mortgage records, to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property as fixed by the trustee and as required by law. Copies of the 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 addresses 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. A copy of the 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 ORS 86.740(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person. Copies of the notice of sale were 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 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. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$ 10,512.96 (Here comply with ORS 93.030.)

(Continued on reverse side)

Donald R. Crane
Grantor's Name and Address
Lula Mae Thomas
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Donald R. Crane
635 Main Street
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Lula Mae Thomas
3950 Homedale, Space 81
Klamath Falls, OR 97603

SPACE RESERVED FOR RECORDER'S USE

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 _____ and/or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed:
By _____ Deputy

5533

30474-3-012

REPORT

Donald R. Crane
Donald R. Crane

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on October 5, 1993,
by Donald R. Crane
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Kristen A. Brang
Notary Public for Oregon
My commission expires 11/15/96

Evelyn Biehn - County Clerk
By Caroline Mueller