

77356

FORM No. 1172 - TRUSTEE'S DEED - Oregon Trust Deed Series (Individual or Corporate)

K-45702

Vol. 199

Page 8721

THIS INDENTURE Made this 7th day of March 1994 between KEITH W. THOMPSON Trustee and FRED SEEL and SHIRLEY SEEL, husband and wife

Verified the second party: _____

WITNESSETH: REGINALD S. MALCOLM A.R. BERENS and EDWARD N. BERNABE (Trustee) Grantor, executed and delivered to Oregon Title Insurance Company September 12, 1991, duly recorded on October 2, 1991, as trustee, for the benefit of _____, as beneficiary, a certain trust deed 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 grantor's 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 beneficiary's 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, was filed in the county of _____, Oregon, in _____, volume No. M93, at page 24220, on September 17, 1993, in _____, volume No. M93, at page 24220.

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time and place of sale of said real property as fixed by the trustee 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 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; 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 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 86.740 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 general circulation in each county in which the said real property is situated, once a week for four successive weeks; 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).

Keith W. Thompson
P.O. Box 56
Junction City, OR 97448

Fred & Shirley Seel
1501 W. Hillsdale Blvd.
San Mateo, CA 94402

Keith W. Thompson
707 Greenwood
Junction City, OR 97448

Fred & Shirley Seel
1501 W. Hillsdale Blvd.
San Mateo, CA 94402

13711-16A-600

STATE OF OREGON,

County of _____, I certify that the within instrument was received for record on the _____ day of _____, 1994, and recorded in book/fee/serial No. _____ of the _____ of _____.

Record of Deeds of said county. _____

County of _____, _____

By _____

Deputy

8455

February 23

19 94, at the hour of

Pursuant to said notice of sale, the undersigned trustee on 11:00 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 said trustee by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$4,988.00, said second party 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 \$ 14,988.00.

NOW THEREFORE, in consideration of the said sum so paid by the second party 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 grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 28 Block 4, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

W. Thompson

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever, as aforesaid, subject to the terms of the trust deed of which this instrument is a part. In construing this instrument and whenever the context so requires 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.

IN WITNESS WHEREOF the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE AND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE COUNTY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Successor Trustee

STATE OF OREGON
County of Klamath
I, Mary L. Partney, Notary Public for Oregon, do hereby certify that the foregoing instrument was acknowledged before me on 19 94 by W. Thompson, Successor Trustee.
My commission expires: 10-30-97

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co
on this 23rd day of March A.D., 19 94
at 3:42 o'clock P. M. and duly recorded
in Vol. 494 of Deeds Page 8721
Evelyn Biehn County Clerk
By Christine Muehlrose Deputy (P.A.)

Fee, \$35.00