

6596

09-25-95A10:42 RCVD
TRUSTEE'S DEED

Vol. 1195 Page 25791

THIS INDENTURE, Made this 21ST day of September, 1995, between
MICHAEL RATLIFF, Successor Trustee,
called trustee, and TILLMAN R. HUGHES and FRANCES H. HUGHES, TRUSTEES OF THE HUGHES FAMILY TRUST
hereinafter called the second party;
U.A.D. JUNE 3, 1994,

WITNESSETH:

RECITALS: DOUGLAS ACOL and BONITA A. ECKLUND
delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, executed and
of FREDERICK J. RUGGERI and AUDREE M. RUGGERI, aka ANDREE M. RUGGERI, as trustee, for the benefit
dated October 22, 1982, duly recorded on December 7, 1982, in the mortgage records
of Klamath County, Oregon, in book/reel/volume No. M82 at page 17261, and/or as fee/
file/instrument/microfilm/reception No. (indicate which). 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 obliga-
tions 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 bene-
ficiary 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 12, 1995, in book/reel/volume No.
M95 at page 12388 and/or as fee/file/instrument/microfilm/reception No. (indicate
which), Klamath 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 certi-
fied 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 de-
scribed in the trust deed in the manner in which a summons is served pursuant to ORS 86.750(1). If the foreclosure proceedings were stayed
120 days before the date the property was sold, pursuant to ORS 86.750(1). 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 occurred more than twenty days prior to the date of sale. The mailing, service and publica-
tion 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 \$3,357.00 (Here comply with ORS 93.030.)

(Continued on reverse side)

Michael Ratliff, Successor Trustee
228 N. 7th Street
Klamath Falls OR 97601

Grantor's Name and Address

Tillman R. Hughes & Frances H. Hughes,
Trustees of the Hughes Family Trust
UAD 6-03-94

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Parks & Ratliff

228 N. 7th Street

Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Hughes Family Trust

e/o Tillman R. & Frances H. Hughes

33445 Witam Bluff Drive, Chiloquin OR 97624

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/instru-
ment/microfilm/reception No.,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

25792

The undersigned trustee on September 21, 1995, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, (which was the day and hour to which the sale was postponed as permitted by ORS 86.555(2)) (which was the day and hour set forth in the amended notice of sale)* and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the powers party for the sum of \$ 3357.00, the second party being the highest and best bidder at the sale and that sum being the highest and best bid for the property.

NOW THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the 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 the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

Lot 58, Block 28 of TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors in interest and assigns forever.

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 the 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 a 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 name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

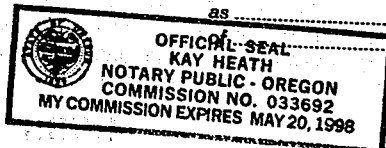
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 22, 1995, by Michael Ratliff

This instrument was acknowledged before me on _____, 19____, by _____, as _____



Michael Ratliff, Successor Trustee

Kay Heath
Notary Public for Oregon

My commission expires 5-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day of Sept A.D., 19 95 at 10:42 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 25791

FEE \$35.00

By Bernetha G. Letcher County Clerk