

16893

TRUSTEE'S DEED

Vol. 1196 Page 11414

THIS INDENTURE, Made this 23rd day of April, 1996, between Neal G. Buchanan, Attorney at Law, Successor Trustee, hereinafter called trustee, and Ray West, hereinafter called the second party;

WITNESSETH:

RECITALS: Glen Bode, as grantor, executed and delivered to Aspen Title & Escrow, Inc. (Neal G. Buchanan as successor), as trustee, for the benefit of Daworth Group, Inc., an Oregon corporation (Ray West as assignee), as beneficiary, a certain trust deed dated February 2, 1995, duly recorded on February 3, 1995, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M95 at page 2517, and/or as fee/file/instrument/microfilm/reception No. 94419 (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 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 December 4, 1995, in book/reel/volume No. M95 at page 33113, and/or as fee/file/instrument/microfilm/reception No. 10057 (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 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 occurred more than twenty days prior to the date of sale. The mailing, service and 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 \$ 60,296.56 (Here comply with ORS 93.030.)

(Continued on reverse side)

Grantee's Name and Address	
Ray West	
5911 Henley Rd.	
Klamath Falls, OR 97603	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	
Neal G. Buchanan	
601 Main Street, Suite 215	
Klamath Falls, OR 97601	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
Ray West	
5911 Henley Rd.	
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.	
NAME	TITLE
By _____	Deputy

The undersigned trustee on April 23, 1996, at the hour of 1:00 o'clock, P. 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 86.755(2)) (which was the day and hour set 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 second party for the sum of \$68,296.56, 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:

SEE LEGAL DESCRIPTION SET FORTH ON EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE HEREIN AS IF FULLY SET FORTH.

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.

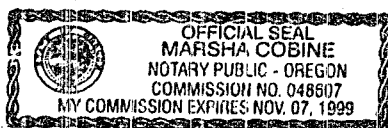
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Neal G. Buchanan
NEAL G. BUCHANAN, Successor Trustee

STATE OF OREGON, County of Klamath ss. April 23, 1996,
This instrument was acknowledged before me on April 23, 1996,
by Neal G. Buchanan
This instrument was acknowledged before me on April 23, 1996,
by _____,
as _____,
of _____.



Marsha Cobine
Notary Public for Oregon
My commission expires 11-7-99

EXHIBIT "A"

Lots 11 thru 18, and Lots 20, 22 and 25 Block 1; Lots 12 thru 15 and Lots 18, 20 and 21 and Lots 25 thru 29 and Lots 33, 36 and 37, Lot 41 and Lots 43 thru 47 inclusive, Block 2; Lot 1, Block 3, EXCEPT the portion thereof bounded by a fenced enclosure of Grantor's Well Site and water system appurtenances and EXCEPTING THEREFROM that portion conveyed to Bly Water District, an Oregon Municipal Corporation by Warranty Deed recorded June 25, 1980 in Book M-80 at Page 11692; and Lots 7 thru 11, Block 4, BLEY-WAS HEIGHTS, in the County of Klamath, State of Oregon.

Lots 1 thru 8, Lots 30 and 31 Block 1; Lots 1 thru 4 and Lot 8 Block 2; Lot 1, Lots 6 and 7, Lots 10 and 13 and Lots 20 thru 22 inclusive, Block 5; Lots 2 thru 7 and Lot 9, Block 6; and Lot 1 Block 7, FIRST ADDITION TO BLEY-WAS HEIGHTS, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G Buchanan the 24th day
of April A.D., 19 96 at 10:09 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 11414

By Bernetha G. Letsch, County Clerk
C. J. Russell

FEE \$40.00