

24737

ASPEN 04044218/F
TRUSTEE'S DEED

Vol. 1796 Page 28464

THIS INDENTURE, Made this 10th day of SEPTEMBER, 1996, between ASPEN TITLE & ESCROW, INC., hereinafter called trustee, and F.N. REALTY SERVICES, INC., a CALIFORNIA CORPORATION, hereinafter called the second party;

WITNESSETH:

RECITALS: BRIAN MCKENNA and ANITA MCKENNA, as grantor, executed and delivered to ASPEN TITLE & ESCROW, INC., as trustee, for the benefit of F.N. REALTY SERVICES, INC., a CALIFORNIA CORPORATION, as beneficiary, a certain trust deed dated JUNE 3, 1987, duly recorded on DECEMBER 10, 1987, in the mortgage records of Klamath County, Oregon, in book/XXXXXX No. M87 at page 22171, or as fee/file/XXXXXX No. 82441 (indicate which). In said trust deed the real property therein and 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 by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on MARCH 4, 1996, in book/XXXXXX No. M96 at page 5944 thereof or as fee/file/XXXXXX No. 14240 (indicate which), 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 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 86.753(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. 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 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).

(Continued on reverse side)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

WEST STAR
P.O. BOX 7015
PASADENA, CALIFORNIA 91109

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____

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 _____ 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

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:

Chlorine

INC. *Shoude KOC*
My commission expires *4-10-2000* Notary Public for Oregon

Notary Public for Oregon
My commission expires 4-16-2000

525 Main Street
Klamath Falls, Oregon 97601
(503) 884-5137

DATE: AUGUST 5, 1996
TIME: 11:05 A.M.

This, being the time set for sale of certain real property, by Trustees Notice of Sale, wherein, reference is made to that certain Trust Deed including the terms and provisions thereof executed by BRIAN MCKENNA & ANITA MCKENNA, husband & wife as Grantor, and F.N. REALTY SERVICES, A CALIFORNIA CORPORATION as Beneficiaries XX, said Trust Deed having been recorded on DECEMBER 10, 1987 as Document No: M87, Page 22171 of the Official Records of THE KLAMATH COUNTY CLERKS OFFICE

On behalf of the Trustee/~~Successor Trustee~~
ASPEN TITLE & ESCROW, INC and at the request of the
 Beneficiaries, the sale date as specified is hereby postponed until
AUGUST 12, 19 96 at 11:00 A.M. at the FRONT ENTRY
TO ASPEN TITLE & ESCROW, of KLAMATH FALLS, OREGON.

By: DEBBIE BERGENER
Of: ASPEN TITLE & ESCROW, INC

x Double Bergener


Postponement Witness:

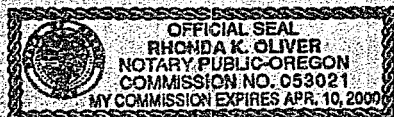
BY: BARBARA LOCKREM

* Barbara Lockman

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on AUGUST 5, 1996
by DEBBIE BERGENER
as AUCTIONEER
of ASPEN TITLE & ESCROW, INC


 Notary Public for Oregon
 My Commission Expires 4-10-2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of September A.D. 19 96 at 3:10 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 28464.

Bernetha G Letsch, County Clerk
By [Signature]

FEE \$40.00