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24737

ASPB 04044218/F Vol. 196 Page 60464 

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:**

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 ~~XX~~ M96, at page 5944, thereof or as fee ~~XX~~

RECEIVED IN THE CLERK'S OFFICE OF THE COUNTY OF OREGON 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 86.755(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. 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.)

CODE 1118 100-13997-100  
STATE OF ARIZONA  
THE 14<sup>th</sup> LOOKING 1961  
GRANTOR'S NAME AND ADDRESS

TO INVESTIGATE ACCIDENTS WHICH OCCURRED DURING THE PREPARATION OR USE OF THE FUELS IN GASEOUS 2. CALCULATION OF THE VOLUME OF THE

GRANTEE'S NAME AND ADDRESS	
After recording return to: <b>WEST STAR</b> <b>P.O. BOX 7015</b> <b>PASADENA, CALIFORNIA 91109</b>	

NAME, ADDRESS, ZIP

ALL YOUR INFORMATION SHOULD BE SENT TO THE FOLLOWING ADDRESS:-  
THE SECRETARY OF THE HIGH CHURCH IN SCOTLAND

13. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 13)

**STATE OF OREGON.**

**County of**

I certify that the within instrument was received for record on the day of .

..... day of ..... 19....., at ..... o'clock ..... M., and recorded  
in book/reel/volume No.....

in book/fee/volume no. .... on  
page ..... or as fee/file/instru-  
ment/microfilm/reception No. ....

~~Land and Building Reception No.....~~  
**Record of Deeds of said county.**  
~~Witness my hand and seal of~~

Witness my hand and seal of  
**County affixed.**

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By ..... Deputy

20465

Pursuant to said notice of sale, the undersigned trustee on AUGUST 12, 19<sup>96</sup>, at the hour of 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 \$10,593.86, 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 \$10,593.86.

**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 19, BLOCK 22, TRACT NO. 1113, OREGON SHORES UNIT 2, IN THE COUNTY OF KLAMATH,  
STATE OF OREGON.

CGDE 138 MAP 3507-18DB-TL 1600

**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 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.

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 FEES TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

\* Delete words in parentheses if impossible.

STATE OF OREGON: County of Klamath

McGILVERAY, County of Franklin, ss.  
This instrument was acknowledged before me on 19.9.96.,  
by

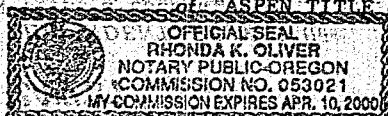
SEPTEMBER 10 1936

ANDREW J. A. BATTERSBY

by ANDREW A. FALLOON,  
ASSISTANT SECRETARY

as ASSISTANT SECRETARY.....

ASPBEN TITLE & ESCROW, INC.



My commission expires

Notary Public for Oregon

Notary Public for  
4-16-2020



**Aspen**  
TITLE & ESCROW, INC.

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

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

**POSTPONEMENT OF SALE**

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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, 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/REBBERLY K. BERGER,  
ASPEN TITLE & ESCROW, INC. and at the request of the Beneficiaries, the sale date as specified is hereby postponed until AUGUST 12, 1996 at 11:00 A.M. at the FRONT ENTRY to ASPEN TITLE & ESCROW of KLAMATH FALLS, OREGON.

By: DEBBIE BERGER  
Of: ASPEN TITLE & ESCROW, INC.

*X Debbie Berger*

Postponement Witness:  
BY: BARBARA LOCKREM

*X Barbara Lockrem*

State of Oregon, County of Klamath ss.

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

*Rhonda K. Oliver*  
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, 1996 at 3:10 o'clock P.M. and duly recorded in Vol. M96, of Deeds on Page 28464.

Bernetha G Letsch, County Clerk

By Debbie Berger

FEE \$40.00