

36459

TRUSTEE'S DEED Vol. M91 Page 12150

THIS INDENTURE, Made this 10th day of April, 1997, between

BRYCE R. JESSEN, hereinafter called trustee, and Eulalia M. Reed and Diane Reed Mathre, not as tenants in common, but with the hereinafter called the second party; right of survivorship, that is the fee shall vest in the survivor

RECITALS: WILMA ST. CLAIR MORROW WITNESSETH:
delivered to Eugene Escrow Service, Inc., as grantor, executed and
of Eulalia M. Reed, or her survivor, Diane Reed Mathre, as trustee, for the benefit
dated August 2, 1994, duly recorded on August 3, 1994, in the mortgage records
of Klamath County, Oregon, in book 1991 volume No. M-94 at page 23921, and/or as fee/
file/instrument/microfilm/reception No. 85302 (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 benefi-
ciary 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 November 14, 1996, in book M-96 at page 36193,
M-96 at page 36193 and/or as fee/file/instrument/microfilm/reception No. 28485 (indicate
which), Klamath County mortgage records, to which reference now is made. (over**)

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 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 of sale 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 \$ 28,754.74 (Here comply with ORS 93.030.)

(Continued on reverse side)

Bryce R. Jessen, Atty at Law
760 N. 14th Street
Springfield, OR 97477

Grantor's Name and Address

Eulalia M. Reed/Diane Reed Mathre
48 Oceanview
Half Moon Bay, CA 94019

Grantee's Name and Address

BY
BRYCE R. JESSEN
ATTORNEY AT LAW
760 NORTH 14th STREET
SPRINGFIELD, OR 97477

Until requested otherwise send all tax statements to (Name, Address, Zip):
Eulalia M. Reed & Diane Reed Mathre
48 Oceanview
Half Moon Bay, CA 94019

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

97 APR 22 P 1:33

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The undersigned trustee on April 9, 1997, at the hour of 2:00 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 \$ 28,754.74, 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 5, Block 12, Tract 1042, Two Rivers North, in the County of Klamath, State of Oregon
Code 252 Map 2607-1B0 TL 11700, Key No. R163593
plus, 1968 Nasha manufactured structure, Oregon Plate No. X93263
Title No. 9428554160, ID No. VYB2FK13337 located on the above described real property
Tax Acct No. 093263, Key No. 41252

**Bryce R. Jessen, appointed Successor Trustee, recorded November 18, 1996, Book M-96, Page 36191, Fee No. 28484, Amended Notice recorded December 2, 1996, Book M-96, Page 37740, Fee No. 29338, both in the Official Records of Klamath County, OR.

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.

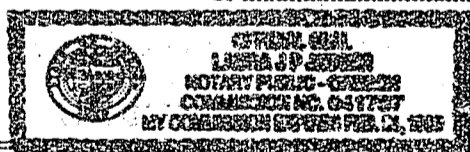
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FEE 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.

Bryce R. Jessen
Bryce R. Jessen, Successor Trustee

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of Lane) ss. April 11, 19 97
This instrument was acknowledged before me on
by BRYCE R. JESSEN
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Laura J. Jessen
Notary Public for Oregon
My commission expires 02-21-99

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Bryce R. Jessen the 22nd day of April A.D. 19 97 at 1:33 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 12150

FEE \$35.00

Bernetha G. Letsch, County Clerk
by *Kathleen Rose*