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MC 40159 Trustee's beed

Vol. <u>M97 Page 30123</u>

THIS INDENTURE, Made thi	is 8th	day of	September		19.97, between
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led trustee, and Clyde W. Wa	gnon and M	lary A. W	agnon, husb	and and wif	e,
einafter called the second party:					•

WITNESSETH:

RECITALS: Emily Wafford , as grantor, executed and delivered to Bend Title Company , as trustee, for the benefit of Clyde W. Wagnon and Mary A. Wagnon, husband and wife , as beneficiary, a certain trust deed dated July 2 ,1992, duly recorded on July 2 ,1992, in the mortgage records of Klamath County, Oregon, in book for the first water for the 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 APLIL 8. 1997..., in Press free political at page 10385. *** ARE FREE TRUST ARE SECTION OF THE PROPERTY OF T

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 DRS 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 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 \$ 6,432.92 (Here comply with ORS 93.030.)

(Continued on reverse side)

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C. E. Francis		STATE OF OREGON,
1199 NW Wall Street		County of
Bend OR 97701		Teertify that the within instrumen
Grantor's Name and Address		was received for record on theday
Clyde W. Wagnon and Mary A. Wagnon		of, 19, a
1125 N. 58th Street, Sp. 80		o'clock M. and recorded in
Springfield OR 97478		book/reel/volume Noon page
Granton's Name and Address	SPACE RESERVED FOR	and/or as fee/file/instru-
After recording return to (Name, Address, Zip):	RECORDER'S USE	ment/microfilm/reception No
Francis & Martin		Record of Deeds of said County.
1199 NW Wall Street		Witness my hand and seal or
Bend OR 97701		
Until requested otherwise send all tex statements to (Name, Address, Zip):		County affixed.
Clyde W. Wagnon and Mary A. Wagnon		
1125 N. 58th Street, Sp. 80		NAME TITLE
Springfield OR 97478		By, Deputy

The undersigned to				
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