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Nilliam L. Sisemore, as trustee, for the benefit of <u>Klamath First Federal Savings and Loan</u> <u>Association</u>, as beneficiary, a certain trust deed dated <u>January 25, 1996</u>, duly recorded on <u>January 30, 1996</u>, in the mortgage records of <u>Klamath</u> County, Oragon, in book/reel/volume No. <u>296</u> at page <u>2507</u>. In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said thustee to secure, among other things, the performance of dertain obligations of the grantor to said thustee to secure, among other things, the performance of defaulted in grantor is performance of the obligations secured by said trust deed as stated in the notice of default hereinafter sentioned and such default still existed at the time of the Sale Nereinafter described where another the said beneficiary and the said trust deed level as stated in the notice of default hereinafter sentioned and such default still existed at the time of the Sale Nereinafter described where another sentioned and such default still existed at the time of the Sale Nereinafter described of an energy of the second are secured by said trust desc. Default beneficiary of said default, the americand holder of the obligations secured by said trust desc. Default beneficiary obligations accured by said trust desc. Default are finded and such default are default and trust desc. Default and default, the americand holder of the obligations secured by said trust desc. Default are finded and contary is successor in interest; declared all sums so secured insediately dis and owing as notices of default, containing an election to sell

the said real property and to Toreclose Said (trust) deed by advertises on sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on <u>April 28.</u> 1993, innbook/real/volume_No. <u>H98y-at page 14019</u> thereof, to which reference is now 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 Kotice of Sale were served pursuant to ORCP 7D. (3) or mailed by both first class and certified main 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 Saleswas mailed by first class and certified mail with return receipt requested, to the lastknown address of the guardian, conservator or administrator executor of any person named in ORS 86.740(1), promptly after the trustee received knowledge of the disability, insenity 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 56.750(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 86.748 and 86.750(1) and too 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 antempaper of general circulation in sale on the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days priors to the date of such sale. The mailing service and publication of said notice of sale are shown by one or sore affidavits or proofs of service duly recorded on or 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).

Pursuant to said notice of sale, the undersigned trustee on <u>October 16, 1998</u>, at the hour of <u>10:00</u> o'clock, <u>A.M.</u>, of said day, in accord with the standard of time established by QRS 187.110, (which was the day and hour to which said sale we postponed as permitted by QRS 86.755(2) 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 second party for the sus of $\frac{524.182.41}{10}$, caid second party being the highest and best bidder at such sale and said sum being the highest and best sus bid for said property. The true and actual consideration paid for this transfer is the sum of $\frac{524.182.41}{10}$.

NON 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:

Beginning at a point 660 fest Mest and 330 fest North of an iron pin driven into the ground at

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Trustee's Deed - Page 1

the Southwest corner of the Morthevist control of Californ 1. Township 35 South, Range 9 East of the Willematte Meridian. Alemath County, Oregon, on the property of Otis V. Saylor, which from pidels 30 Sections: of the Content of a York intersecting the Dalles-California Rightspires from the Worth, and which itom pin is softent Worth which we not of calif Mighway; thence West 330 feet; thence North 66 feet; thence East 330 feet; thence South 66 feet to the place of beginnings.

Account: No. 3909-0018C-03400 - Code No.7643- Rey No. TRE67516

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"The construing this instrument, the word "grantor sincludes any successor in interast to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deeds the word "trustes" 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 compared a leating.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE FROMENTT DESCRIPED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE INTE AND PERMITTONS. DESCRIPTIONS OF ACCEPTING THIS INSTRUMENT, THE PERMIT ACQUINTED FOR TITLE TO THE PROPERTY SWALD CHECK WITH THE APPROPRIATE CITY ON COURTY PLANNING DEPARTMENT TO THEIR PROPERTY SWALD CHECK WITH THE APPROPRIATE LANSAUTTS AGAINST PLANNING ON PERMIT PRACTICES AS INTINED IN THE 30.908.

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This instinant was admoniaded before me on Getober 14, 1998; by William L. Sisemore. TAIS INSTRUMENT WAS BORNOWIEGHE DE ON ACTORE 14, 1998, DY WILLIAM L. SISEMOFE. d Pass ord of Line Ociditates to dersteller vi baller over 101887.08 Fat. 20 fatter and the cist "STATESOF DRESON WAS ()) OCT 28 Das 645 de CSP al Britici accelei seure in reache mount fors have the next Hotely also prises of Jan Stall, had each white stated in the and many develop have you have void is received for record on the 14th day of Octoat alson blog. In mello clock p. M. pland recorded in book? Mgs on page 137703 or as file/weel number 57885 Secord of Dentes of said County. And the Price of the second vist Withest my hand and seal of County affired. With and then in white the is not tent they articlette afen granno files in abinder Laborris entrat ale alles in artes the reaction of selles after a structure and a selles and a selle a selles and e subury sdy has five of correctione bine disclassical description of the state of the state of the notice of asis beyow wor referred to antesting of the and sode a part of this fruntee's deal as fally and the sector verbating. The understand trusted has to actual notice of any a sector actual and any a lied as a sector of the sector of the sector actual and a sector of the sector of the sector actual tari tari

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