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WITNESSETH:

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or his 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 April 8, 1980, in book/reel/volume No. M80 at page 6605 thereof OK & Document

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 him and as required by law; copies of the trustee's said notice of sale were mailed by U. S. registered or certified mail to all persons entitled by law to such notice at their respective last known addresses; the persons named in subsection 1 of Section 86.750 Oregon Revised Statutes were timely personally served with said notice of sale, all as provided by law and at least 120 days before the day so fixed for said trustee's sale. 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 at least 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 mortgage 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. On the date of said notice of sale, the undersigned trustee had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or interest in said described real property subsequent to the interest of the trustee in the trust deed.

_____ the undersigned trustee on _____ September 2 _____, 19 80 _____, at the hour of _____

on or interest in said described real property subsequent to the interest of the trustee in the trust deed.
Pursuant to said notice of sale, the undersigned trustee on September 2, 1980., at the hour of
10:00 o'clock, A.M., of said day, ~~Standard Time as established by Section 187.110, Oregon Revised Statutes,~~
~~(which was the day and hour to which said sale was postponed for reasons and as expressly permitted by subsection~~
~~2 of Section 86.755, Oregon Revised Statutes)~~ ~~(delete words in parenthesis if inapplicable)~~, 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 him by said trust deed, sold said real property in one parcel at public auction to the said second party for the
sum of \$ 6,492.36, he 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 last stated in terms of
dollars. ~~However, the actual consideration consists of or includes other property or value given or promised which was~~
~~part of the consideration (state in which) ^① (The sentence between symbols ^①, if not applicable, should be deleted. See ORE 93-030)~~
the whole ~~and~~ ^② ~~therefore~~ in consideration of the said sum so paid by the said second party in cash, the receipt whereof

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 his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 25, Block 20, Tract No. 1113, OREGON SHORES - UNIT #2,
in the County of Klamath, State of Oregon

(CONTINUED ON REVERSE SIDE)

BERTRAND J. CLOSE
900 S. W. Fifth Avenue
Portland, Oregon 97204

GRANTOR'S NAME AND ADDRESS
WELLS FARGO REALTY SERVICES, INC.
572 East Green Street
Pasadena, California 91101

After recording return to:

WELLS FARGO REALTY SERVICES, INC.
572 East Green Street
Pasadena, California 91101

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

WELLS FARGO REALTY SERVICES, INC.
572 East Green Street
Pasadena, California 91101

STATE OF OREGON,

County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19_____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____
on page _____ or as document/
fee/file/instrument/microfilm No. _____
_____ Record of Deeds of
said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By Deputy

MAILED 1980