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TRUSTEE'S DEED

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THIS INDENTURE, Made this 22nd day of June, 1981, between
BERTRAND J. CLOSE
called trustee, and WELLS FARGO REALTY SERVICES, INC.
hereinafter called the second party;

WITNESSETH:

RECITALS: FLORANTE GARCIA and JOSEPHINE P. GARCIA, as grantor, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, for the benefit of WELLS FARGO REALTY SERVICES, INC., as beneficiary, a certain trust deed dated February 5, 1979, duly recorded on March 16, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-79 at page 6005, or as document/fee/file/instrument/microfilm No. (indicate which). In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his performance of the obligations secured by said 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 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 January 26, 1981, in book/reel/volume No. M-81 at page M-81 thereof or as document/fee/file/instrument/microfilm No. (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 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.

Pursuant to said notice of sale, the undersigned trustee on June 22, 1981, 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 \$6,624.61, 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 which).~~ (The sentence between symbols ©, if not applicable, should be deleted. See ORS 93.030)

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 38, Block 30, Tract No. 1184, OREGON
SHORES UNIT NO. 2, FIRST ADDITION, in the
County of Klamath, State of Oregon

(CONTINUED ON REVERSE SIDE)

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

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

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, CA 91101

NAME, ADDRESS, ZIP

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 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

SPACE RESERVED
FOR
RECORDER'S USE

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TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forever.

est of the beneficiary first named above.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

(If executed by a corporation,
affix corporate seal)

June 22, 1981

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

Before me:

(SEAL)

Notary Public for Oregon
My commission expires:

(SEAL)

Filed for record ~~XXXXXX~~ of ~~XXXXXX~~

Filed for record at _____
this 1st day of July A.D. 1981 at 1:37 o'clock P M., and
duly recorded in Vol. M81, of Deeds on Page 11927.
_____ County Clerk

This 1st day of _____
duly recorded in Vol. M81, of Deeds on Page 11927.
CLAYTON BROWN County Clerk

By Evelyn Bienn County Clerk

Fee \$7.00

1255