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THIS INDENTURE, Made this 22nd day of June 19.81., between BERTRAND J. CLOSE

called trustee, and WELLS FARGO REALTY SERVICES, INC. hereinafter called the second party;

RECITALS: KURT W. HERRMANN WILLIESSELE:

delivered to TRANSAMERICA TITLE INSURANCE COMPANY , as grantor, executed and of WELLS FARGO REALTY SERVICES, INC. , as trustee, for the benefit dated January 27, 19, 79, culy recorded on June 4 , as beneficiary, a certain trust deed to Klamath ..., 19, 79, in the mortgage records of Klamath County, Oregion, in book/reel/volume No. M79 at page 12847 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 beneby reason or said default, the owner and noider or the obligations secured by said trust deed, being the belief ficiary 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 advertise, and and sale to satisfy frantor's said obligations was recorded in the mortgade records of said county on fee/file/instrument/microfilm No---- (inclicate 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 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 seried trustee's sale. Further the trustee published a copy of said notice of sale in a pewspaper of depend circulation. personanty served with said notice or sais, an as provided by law and at least 140 days before the day so liked too 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 the or sale are shown by the date of such sale. tion of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publica-tion 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 undersioned trustee had election to sen and the trustee's monte or sale, being now meretred 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______, 19.81_, at the hour of 10::00 o'clock, AM., 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, Gregon 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 \$6,225.97..., 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 sum big for said property. I he true and actual consideration paid for this transfer is the sum last stated in terms of dollars. Diffowever, the actual consideration consists of or includes other property or value given or promised which was donais. Prowever, the actual consideration consists of or includes other property or value given or promised windirwas pair of the consideration (state which). (The sentence between symbols ©, it 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 truste 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 24, Block 34, Tract No. 1184, OREGON SHORES UNIT NO. 2, FIRST ADDITION, in the County of Klamath, State of Oregon

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BERTRAND J. CLOSE	
900 S. W. Fifth Avenue	*******
Portland, OR 97204	
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	STATE OF OREGON,)
	County of	ss.
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	The contract of the contract of	10
ACE RESERVED	in book/reel/volume No	, and recorded
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pragrame, or slift SEPTION OF PAROLES BRESHAND COOSE 300 CAN PACKA PARING SCRELAND OB 9329 11948 TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forever. In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and 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 said trust deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest 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 corporatte name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order ct its Board of Directors. him all charters who had being [[fakeuted by a deporation, affix compared seal] STATE OF OREGON, STATE OF OREGON, County of County of Multnomah ss. Personally appeared June 22 ,19 81 Hillar Hon each for himself and not one for the other, did say that the former is the Personally appeared the above named Bertrand J. Close and acknowledged the foregoing instrument to be his voluntary act and deed. and that the seal affixed to the foregoing instrument is the corporate of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (SEIL) Mane Ville for Ofegon (SEAL) Notary Public for Oregon My commission expires: 8/20/81 My commission expires: STATE OF OREGON; COUNTY OF KLAMATH; ss. liled for record an known xxx this 1st day ci July A.D. 17 91 at 1.30'clock pl , and duly recorded in Vol. H81 of Deeds on a c 11945 EVELYN BIEHN, County Flark nigoski ki WINSLAW OF Fee \$7.00 THE WILLIAMS HER WILLIAMS IN THE James Hills 19810 3800