Portland, Oregon 97228 ATTN: REO NAME. ADDRE

26505 Vol. Mes Page TRUSTEE'S DEED July , 19 83 , between THIS INDENTURE, Made this 29th day of Douglas E. Kaufman called trustee, and .Willamette Savings & Loan Association, (a division of American Savings , hereinafter called the second party; & Loan Association, a Utah corporation) WITNESSETH: iscologo in Accounted and RECITALS: Aaron E. Abts and H. Dean Mason delivered to D. L. Hoots as trustee, for the band of Security Savings & Loan Association as beneficiary, a certain trust deed dated April 27 ,19.78 , duly recorded on May 1 1978 in the mortgage records of Klamath County, Oregon, in BOON/XXVIXVOIUME No. M78 at page 8545 , or aster fitted x Businesset nisocial (acception x acception x acception and x acception and x acception and x acception acception and x acception acception and a company acception and a company acception 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 February 24. 19.83, in book/xeet/volume No. 1883 at page 2871 thereof or asxistictive (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 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; the persons named in subsection 2 of Section 86.740, Oregon Revised Statutes, were timely served with the notice of sale or given notice of the sale, all as provided by law and at least 90 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 \_\_\_\_July 26....., 19.83., at the hour of 10:05 o'clock, AM., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, COPHECK NOWACHIEN CHECK MANIFESTER AND ARCHITECTURE AND A 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 \$.47,570.76..., 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 of \$.47.570.76 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: Beginning at the most Easterly corner of Lot 2, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of Beginning, in the County of Klamath, State of Oregon. (CONTINUED ON REVERSE SIDE) STATE OF OREGON, STATE OF ORCOOM t thomple to visuo County of . I cortify that the within instru-GRANTOR'S NAME AND ADDRESS DICOSI TO BEIT ment was received for record on .... day of ...... et ...... o'clock ......M, and recorded GRANTER'S NAME AND ADDRESS in book/reel/volume No..... page ..... or as fee/file/instru-Willamette-Savings & Loan Association P. O. Box 5555 ment/microfilm/reception No..... Record of Deeds of said county. Portland, Oregon 97228 UH 39 WYLLVZ ATTN: LEGAL NAME ADDRESS, 219 Witness my hand and seal of County affixed. Willamette Savings & Loan Association P. O. Box 5555

Deputy

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