RECITALS:

REED COMAN BENDER

delivered to TRANSAMERICA TITLE INSURANCE COMPANY

of WELLS FARGO REALTY SERVICES, INC.

Auditor of Auditor of Services of Auditor of Services o IELLS FARGO REALTY SERVICES, INC., as trustee, for the benefit July 1 ..., 19.78 , duly recorded on. August 21 ..., as beneficiary, a certain trust deed county, Oregon, in book/reel/volume No. M-78 ..., 19.78 , at page 18445 ..., or Referrible to the real property therein and of Klamath hereinafter described was conveyed by said grantor to said trustee to secure among other thinks 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 or

of the obligations or the grantor to the said beneficiary. The said grantor therefore default active and the 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 there to the state of the state records of said county on

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for After the recording or said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place 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 ... thereof Killer thereof New last known addresses; the persons named in subsection 1 of Section 86.750 Oregon Revised Statutes were timely last known addresses; the persons named in subsection 1 of Section 86.730 Uregon Revised Statutes were unerly 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 served with said notice of sale, all as provided by law and at least 140 days before the day so fixed for said insubsection? of Section 86.740, Oregon Revised Statutes, were timely served with the nosaie; the persons named in subsection of Section co./4v, Oregon Revised Statutes, were timely served with the sale, all as provided by law and at least 90 days before the day so fixed for said tice of sale of given notice of the sale, all as provided by law and at least yo days before the day so like for said in an emphasis of general circulation make the fact orthics. in each county in which the said real property is situated, once a week for four successive weeks; the last publicain 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 publications of said and service and service and publications of said and service and servi tion of said notice occurred at least twenty days prior to the date or such saie. The manny, service and public 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 actual notice or any person, other than the persons named in said armagins and proofs naving or on or interest in said described real property subsequent to the interest of the trustee in the trust deed.

(Which was the day and hour to which said sale was postponed for reasons and as expressly permitted by subsection Winch was the day and nour to which said sale was postponed for reasons and as expressly permitted by subsection 86.755, Oregon Revised Statutes) (delete words in parenthesis if inapplicable), and at the place so fixed for sale, as aforesaid, in tull accordance with the laws of the State of Oregon and pursuant to the powers conterted for sale, as atoresaid, 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 \$ 4,430.03 , ne coing the nignest and best bidder at such said and said sum coing the fighest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of South 4:430.65 lessame of order of its Board of Birestors. botsnoNOW. 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 condeen; the trustee does nereby convey unto the second party an interest which the second 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 very at the time or grantor's execution of said trust deed, together with any interest the said grantor or his successive additional said trust deed in and to the following described real property, to-wit: Lot 123 Block 25 Tract 1113 OREGON SHORES UNIT #2, in the

County of Klamath, State of Oregon. TO HAVE AND TO HOLD the same unto the second party, his herrs, sterressonation and action action and action action and action actio

ICONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS ORANTEE'S NAME AND ADDRESS Transamerica title Insurance Co 600 Main Street Klamath Falls Oregon 97601 Wells Fargo Realty Services, Inc 72 E. Green Street asadena, CA 91101

County of I certify that the within instrument was received for record ACE RESERVED o'clock M., and recorded in book/reel/volume No. RECORDER'S USE or as fee/file/instrument/microfilm/reception No... Record of Deeds of said county. Witness my hand and seal of County affixed.

STATE OF OREGON,

By

TITLE

Pasadena, . Green Street ena, CA 91101 572 E undit a though thresponses diffused manages that he that following a school Wellis Farso Realty Services; Inc. 600 Main Street Klamath Falls, Oregon 97601 $Crest + \dots +$ Transamerica title Instrance Co. करात अन्य अवस्था Phyce bearing 12782 ા Wided 1319 ri arche, perc Politinger on False TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forener County of Klamath, State of Oregon 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 inter-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 of dod her same hid for said property. The true and sum of \$ 4,430.65 for sale, as afore and metally so ordance with the tents of Bkenginna or property in one (are frequence) upon him by 1.20 as TRANSAMERICA TITLE INSURANCE CO. 3 Ng Specifical Specifical Control (Control Control Andrew A. PATTERSON, ASSISTANT SECRETARY (if expensed by a corporation affin terporate boal) 10:00 Science a Manifold Standard Time as established by Fursions to said notice of sale, the under Sped trustee on June 21. on or interest in said elescribed root property subsequent to the inverse of the no actual notice of any person, other than the persons named in said others. trustee's deed as fully as it sat not herein formalist. On the data of a far to sell and the frustee a retire of only serve flow reform STATE OF OREGON, See 101 Deep 11 and each for himself and not one for the other, did say that the former XXXXXX ment to be voluntary act and deed.

Before me:

Before ment to be voluntary act and deed. Assistant
TITLE INSURANCE COMPANY

Acoperation a corporation (SEAL) AVE THE LEARNING OF SOIL BELLE OF COLOREST Audio Boudsol Notary Public for Oregon Wolary Public for Oregon cy and doed. Notary Public for Oregon

Notary Public for Oregon

My commission expires: 7-23-85 tice of default, containing in placifier to fall the sold real property, and to the city ficiary flurour morses on instancessor in interest, declared all sums as seemed consecuent By reason of said default, the owire and holder of the obligators recursing the owire fault still existed at the time of the sale hereinster described. of the opplications secured by said that deed as stored in the notic STATE OF OREGON, of the oppliances of the acount to the said benchmark the said County of Klamath) SCHOOLS AND THE PROPERTY OF SHIP SECURE IN SOME DESIGNATION OF SECOND OF RECORD OF REC REED COMAN BENDER

delivered to TRANSAMERICA TITLE INSURANCE COMPlete 10:50 o, clock

of WELLS FANCO REALTY SERVICES, INC. ou juit 3Lg qoa of dated 5 July I to 78 date tecented on August 10:50 of Klamath Comment to be deferred to the total dated of the second of the s $f \in \mathcal{I} \setminus \mathcal{I}_{\mathcal{I}}$ A.D. 19 83 horeinalter called the record witty, called rensice, and WELLS FARCO REALTY SENVICES, INC. SAIN BEIN Conut. Clerk ion bareinafter called the second party: THIS INDENIURE Made has INSURABCE COMPANY TRANSAMERICA TIME INSURABCE COMPANY 26509 TRUSTEE'S DEED Les 18.00 PLUT Q Deputy TVA J 38-250 Ot -9 eco-thistery bleb-desym trust bead Series (indication) or Consorded