

1-7-78  
26514

T/A J-38-25455-5

TRUSTEE'S DEED

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THIS INDENTURE, Made this 2nd day of August, 1983, between  
TRANSAMERICA TITLE INSURANCE COMPANY, hereinafter  
called trustee, and WELLS FARGO REALTY SERVICES, INC., An California Corporation  
hereinafter called the second party;

WITNESSETH:

RECITALS: DAVID M. IZQUIERDO, 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 June 6, 1979, duly recorded on August 1, 1979, in the mortgage records  
of Klamath County, Oregon, in book/reel/volume No. M-79 at page 18302, or ~~XXXXXX~~  
XXXXXX. 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 de-  
fault 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 bene-  
ficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a no-  
tice of default, containing an election to sell the said real property and to foreclose said trust deed by advertise-  
ment and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on  
June 16, 1983, 19, in book/reel/volume No. M-83 at page 9451 thereof or ~~XXXXXX~~  
XXXXXX, 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 no-  
tice 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 publica-  
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 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 21, 1983, 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 \$6,667.48\*\*\*\*\* 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  
\$6,667.48\*\*\*\*\*.

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 con-  
vey 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 1, Block 33, Tract No. 1184, OREGON SHORES UNIT #2, FIRST  
ADDITION, in the County of Klamath, State of Oregon.

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

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

TRANSAMERICA TITLE INSURANCE CO.  
600 Main Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Wells Fargo Realty Services, Inc.  
572 E. Green Street  
Pasadena, CA 91101

NAME, ADDRESS, ZIP

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 a file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

