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41401

Aspen F-27319
TRUSTEE'S DEED

Vol. 188 Page 16270

THIS INDENTURE, Made this 12th day of September, 19 84, between
ASPEN TITLE & ESCROW, INC., hereinafter
 called trustee, and WELLS FARGO REALTY SERVICES, INC., a California Corporation,
 hereinafter called the second party;

WITNESSETH:

RECITALS: Roger Neil Hart and Debra Kay Hart, as grantor, executed and
 delivered to Transamerica title Insurance Company, as trustee, for the benefit
 of Wells Fargo Realty Services, Inc., a certain trust deed
 dated September 1, 19 79, duly recorded on December 17, 19 79, in the mortgage records
 of Klamath County, Oregon, in book/reel/volume No. M-79 at page 28919, or as fee/file/
 instrument/microfilm/reception 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 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 ben-
 efi- ciary 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
April 13, 19 84, in book/reel/volume No. M-84 at page 6121 thereof or as fee/file/
 instrument/microfilm/reception 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
 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 September 7, 19 84, 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, 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 \$ 4,082.92, 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
 \$ 4,082.92.

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 24, Block 3, Tract 1023, KLAMATH COUNTRY, in the County of
Klamath, State of Oregon.

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
FN REALTY SERVICES, INC.
572 E. Green Street
Pasadena, Calif. 91101
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
<u>Same as Above</u>
NAME, ADDRESS, ZIP

STATE OF OREGON,

} ss.

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 fee/file/instru-
 ment/microfilm/reception 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

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

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 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.

ASPEN TITLE & ESCROW, INC.

[Signature]

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____

ss.

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath) ss.
September 19, 1984
Personally appeared Andrew A. Patterson and _____

who, being duly sworn,
do hereby certify that _____ is the
Assistant Secretary of ASPEN

Assistant Secretary of
TITLE & ESCROW, INC.

and that the seal affixed to the foregoing instrument is the corporate seal 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:

[Signature]
Notary Public for Oregon
My commission expires: 1-23-85

STATE OF OREGON,)
County of Klamath)

Filed for record at request of _____

on this 20 day of Sept. A.D. 19 84
at 10:43 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 16270

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 8.00 Index: \$1.00