FORM 53442 ASPEN F-28665 THIS INDENTURE, Made this ASPEN TITLE & ESCROW, INC., An Oregon Corporation TRUSTEE'S DEED called trustee, and WELLS FARGO REALTY SERVICES, INC., Trustee under Trust 746 Page 15105 RECITALS: 19<u>85</u> delivered to TRANSAMERICA TITLE INSURANCE COMPANY hereinafter datedDecember 4,...., 19....79..., duly recorded on February 6, as grantor, executed and Kasannaan an and the said frantor to the said beneficiary. The said grantor thereafter defaulted in his nerformance of nerematter assumed was conveyed by sald grantor to sald trustee to secure, allong other things, the periodial of certain obligations of the grantor to the said beneficiary. The said grantor thereafter detaulted in his performance of the obligations control by soid trust deed as stated in the notice of default bereinafter mentioned and such deof the obligations of the said frust deed as stated in the notice of default hereinafter mentioned and such desull existed at the time of the sale hereinarter described. By reason of said default, the owner and holder of the obligations secured by said trust deed, being the bene-By reason or said derault, the owner and notaer 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-tion of detauth containing of planting to call the anid and property and to toroplace anid trust deed by advertice ticary merein named, or his successor in interest, declared all sums so secured inimediately due and owing; a nu-tice of default, containing an election to sell the said real property and to foreclose said trust deed by advertise-5 Atta the second of acta the second atta at a second at a 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 derault, as aforesaid, the undersigned trustee gave notice of the time tor 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 II C redistored or contified mail to all persons antikled to law to sale at the sale of the trustee's said notice and place or sale or sale real property as fixed by fum and as required by law; copies or the trustee's sale 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 parend in automation 1 of Section 96.750 Oracon Partiand Statistics the section

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of sale were manual by 0.3. registered or certified man to an 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 100 days before the day so fixed for and trial to a side to the day of the last known addresses; the persons named in subsection 1 of Section of Job Oregon Revised Statutes were uner 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 persone named in extremetion 2 of Section 86 240. Oregon Revised Statutes were timely cerved with the post served with said notice of sale; all as provided by law and at least 140 days before the day so lixed for said flustees sale; the persons named in subsection 2 of Section 86.740, Oregon Revised Statutes, were timely served with the nosale, the persons named in subsection 4 of Section ou.140, Oregon Revised Statutes, were timely served with the first of first and at least 90 days before the day so fixed for said tice of sale or given notice of the sale, all as provided by law and at least yo days before the day so liked for sale 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 publice. in each county in which the said real property is situated, once a week for four successive weeks; the last publica-tion of and notice provided at locat twenty down prior to the date of such calls. The public for the last publicain each county in which the sale 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 publication of said notice occurred at least twenty days prior to the date of solor bate. The manness betwee and provide a factor of solor of sol tion or saw nonce or saw are snown by one or more annuavus or proofs or service any 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 sail and the trustee's notice of sale bailed non-referred to and incorporated in and mode a part of this election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this 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 be actively and proofs herein a claiming a line. trustees aced as runy as it set our nerein verbaum. On the date of said notice of saie, the undersigned trustee nad no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a no a interact in and described and property subsequent to the interact of the trustee in the trust deal no actual notice of any person, other than the persons named in said allowins and provis 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 2 of Section 86.755 Oredon Revised Statutes) (delete words in parenthesis if inannlicable) and at the place so fived (which was the day and nour 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 power conferred 2 of Section 86.755, Uregon Kevised Statutes) (delete words in parenthesis it 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 mon him hy said truet dead sold said real property in one parcel at public suction to the said second party for the 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 \$ 7.679.08 he heind the hidden the hidde upon him by said trust deed, sold said real property in one parcel at public auction to the said second party lot the sum of $g_{a,...,1,6.79,..08,...}$, he being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and said sum being the highest and best bidder at such sale and sale sum of $g_{a,...}$ and $g_{a,...$ sum of generity. The true and actual consideration paid for this transfer is the sum of \$.7,679,08. Now THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof INUW INEREFORE, 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 doed the trustee does hereby convey into the second party all interest which the dranter had or had the party to conis acknowledged, and by the authority vested in such trustee by the laws of the State of Oregon and by such trust deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to conacea, the trustee aces, hereby, convey, unto the second party all interest which the grantor had or had the power to curvey at the time of grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest the said grantor or his successors. vey at the time or grantor's execution of said trust deed, together with any interest the said grantor or his succ in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 5, Block 6; KLAMATH COUNTRY; in the County of Klamath, State of Oregon, the could a trans

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ver. In construing this instrument and whenever t and the neuter and the singular includes the plura rantor as well as each and all other persons owing leed; the word "trustee" includes any successor tru- st of the beneficiary first named above.	he second party, his heirs, successors-in-interest and assigns for- the context so requires, the masculine gender includes the feminine al; the word "grantor" includes any successor in interest to the g an obligation, the performance of which is secured by said trust sustee, and the word "beneficiary" includes any successor in inter-
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