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ASPEN F-28779  
TRUSTEE'S DEEDVol. M85 Page 17491

THIS INDENTURE, Made this 23rd day of October, 1985, between  
ASPEN TITLE & ESCROW, INC., An Oregon Corporation, hereinafter  
 called trustee, and WELLS FARGO REALTY SERVICES, INC., Trustee,  
 hereinafter called the second party;

## WITNESSETH:

RECITALS: NORMAN HILLWIG and PATRICIA HILLWIG, as grantor, executed and  
 delivered to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, for the benefit  
 of WELLS FARGO REALTY SERVICES, INC., Trustee, as beneficiary, a certain trust deed  
 dated February 3, 1979, duly recorded on March 7, 1979, in the mortgage records  
 of Klamath County, Oregon, in book/~~reel~~/volume No. M-79 at page 5145, ~~XXXXXX~~  
~~instrument/interstate/reception No. XXXXXXXXXX (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 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 11, 1985, in book/~~reel~~/volume No. M-85 at page 8687 thereof ~~XXXXXX~~  
~~instrument/interstate/reception No. XXXXXXXXXX (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 October 25, 1985, 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 \$ 4,981.82, 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  
 \$ 4,981.82.

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 21, Block 35, Tract No. 1184, OREGON SHORES UNIT #2,  
FIRST ADDITION, in the County of Klamath, State of Oregon.

(CONTINUED ON REVERSE SIDE)

Aspen Title & Escrow, Inc.  
600 Main Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Wells Fargo Realty Services, Inc.  
35 N. Lake Road  
Pasadena, CA 91101  
GRANTEE'S NAME AND ADDRESS

After recording return to:

F. N. Realty Services, Inc.  
35 N. Lake Road  
Pasadena, CA 91101  
NAME, ADDRESS, ZIP

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

F. N. Realty Services, Inc.  
35 N. Lake Road  
Pasadena, CA 91101  
NAME, ADDRESS, ZIP

## STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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

17492

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

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.

*Andrew A. Patterson*

ANDREW A. PATTERSON, Assistant Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_

ss.

STATE OF OREGON, County of Klamath ) ss.  
October 25, 19 85

Personally appeared Andrew A. Patterson

who, being duly sworn,

~~XXXXXX~~  
is the  
Assistant secretary of

ASPEN TITLE & ESCROW, INC.

a corporation, 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 the hall of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

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: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: 7/23/89

*Sandra Handsocker*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 28th day  
of October A.D., 19 85 at 10:47 o'clock A.M., and duly recorded in Vol. M85  
of Deeds on Page 17491

FEE \$9.00

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

*Tom Smith*