1-1-74 55627 ASPEN F-27 318	Vol. m85 Pag 48904 (5)
THIS INDENTURE. Made this12thday ofNov	rember , 1985 , between
ASPEN TITLE & ESCROW, INC., An Oregon Corporation	, hereinafter
called trustee, and WELLS FARGO REALTY SERVICES, INC., Trustee	-
hereinalter called the second party; WITNESSETH:	
WITNESSETH: RECITALS: KENNETH K. ITAMURA, SR. & CHRISTERBELLE J.	. ITAMURA, 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
datedFebruary 12 19 79, duly recorded on May 11	, 1979, in the mortgage records
of Klamath County, Oregon, in book/resixkobucce No	-79 at page10.760, or as the page
inst warment/soinutilm/socnation/itecoxxxxxxxxxxxxxindiantendaich). In said	trust deed the real property therein and
hereinafter described was conveyed by said grantor to said trustee to secure, certain obligations of the grantor to the said beneficiary. The said grantor to	hereafter defaulted in his performance
certain obligations of the grantor to the said beneficiary. The said grantor to the obligations secured by said trust deed as stated in the notice of defa	ult 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 secu	red by said trust deed, being the bene-
ficiery therein named, or his successor in interest, declared all sums so secu	red immediately due and owing; a no-
tice of default containing an election to sell the said real property and to	o foreclose said trust deed by advertise-
and and sole to satisfy grantor's said obligations was recorded in the	mortéage records of said county on
April 13 19.84 in book/xeetkuntuisie No. M-84 at	page thereof 22 XXXXXXXXX
After the recording of said notice of default, as aforesaid, the undersign	aned trustee gave notice of the time for
After the recording of said notice of detault, as aroresaid, the undersite and place of saie 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
lest 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 S	Statutes, were timely served with the no-
tice of sale or given notice of the sale, all as provided by law, and at least 9	0 days before the day so fixed for said
trustee's sale Further, the trustee published a copy of said notice of sale	e in a newspaper of general circulation
in each county in which the said real property is situated, once a week for 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 occurred at least twenty days prior to the date of such 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, tog	ether with the said notice of default and
election to sell and the trustee's notice of sale, being now referred to and i	ncorporated in and made a part of this
trustee's deed as fully as if set out herein verbatim. On the date of said no	otice of sale, the undersigned trustee had
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no actual notice of any person, other than the persons named in said affida	wits and proots having or claiming a lien
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