

After the recording of said Notice of Default, as aforesaid, the Trustee gave notice of the time and place for sale of said real property as fixed by the Trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7 D(2) and 7 D(3) and/or mailed by both first class and certified mail with return receipt requested to the last known address of the persons or their legal representatives, if any, named in subsections (1) and (2)a of section 86.740 Oregon Revised Statutes, at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with a return receipt requested, to the last known address of the guardian, conservator, or administrator or executor of any person named in subsection (1) of ORS 86.740, promptly after the Trustee received knowledge of the disability, insanity, or death of any such person; the Notice of Sale was served upon occupants of the property described in the Trust Deed in the manner in which a summons is served pursuant to ORCP 7d(2) and 7d.(3) at least 120 days before the date the property was sold, pursuant to subsection (1) of section 86.750 Oregon Revised Statutes. 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 publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service, and publication of said Notice of Sale are shown by one or more affidavits and proofs of service duly recorded prior to the date of sale in the official 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. The Trustee has no actual notice of any person, other than the person named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to subsection (1)(b) or (1)(c) of ORS 86.740.

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Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the Trustee by said Trust Deed, sold said real property in one parcel at public auction as set forth below to the following named bidder; he/she being the highest and best bidder at such sale and said sum being the highest and best sum for said property.

TRUSTEE'S SALE:

TIME AND DATE OF SALE: 10:AM, JULY 5, 1991
 PLACE OF SALE: KLAMATH COUNTY COURTHOUSE/ 316 MAIN STREET, KLAMATH FALLS, OR
 BIDDER: WESTERN UNITED LIFE ASSURANCE COMPANY
 HIGHEST BID AT SALE: \$ 31,095.73