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TRUSTEE'S NOTICE OF SALE

VOL 10960

Reference is made to that certain trust deed made, executed and delivered by Gerald L. Davidson and Carolyn A. Davidson, as grantors, to Oregon Title Insurance Co., as trustee, to secure certain obligations in favor of First National Bank of Oregon, a national banking association, as beneficiary, dated January 22, 1965, recorded January 27, 1965, in Book 228, page 356, of the Mortgage Records of Klamath County, Oregon, covering the following-described real property situated in said county and state, to wit:

Lots 23 and 24, Block 309 DARROW  
ADDITION to the City of Klamath  
Falls, Oregon.

Transamerica Title Insurance Company was appointed successor trustee by a certain instrument dated August 1, 1968, and recorded August 5, 1968, in Volume M-68, page 7067, of said Mortgage Records of Klamath County, Oregon, and is now vested with all the powers of said former trustee.

Both the beneficiary and the trustee have elected to sell said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantors' failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

\$138.00 due on Mar 1, 1968  
\$138.00 due on Apr 1, 1968  
\$138.00 due on May 1, 1968  
\$138.00 due on Jun 1, 1968  
\$138.00 due on Jul 1, 1968  
\$138.00 due on Aug 1, 1968

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon immediately due, owing and payable, said



sums being the following, to wit:

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\$15,949.76, together with interest thereon at the rate of 5 1/4 percent per annum from February 1, 1968, until paid, less balance, if any, in loan trust funds account at time of sale.

A notice of default and election to sell and to foreclose was duly recorded on film on August 20, 1968, as Record No. M-68, page 7568, of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will, on Monday, the 13th day of January, 1969, at the hour of 10 a.m., at the office of Transamerica Title Insurance Company, at 600 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in said described real property which the grantors had or had power to convey at the time of the execution by them of said trust deed, together with any interest which the grantors or their successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by the trustee, and a reasonable attorneys' fee for trustee's attorneys. Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorneys' fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the word "grantors" includes any successor in interest to the grantors as well as any other person owing an obligation,



the performance of which is secured by said trust deed, and their 10962  
successors in interest; the word "trustee" includes any successor  
trustee and the word "beneficiary" includes any successor in  
interest of the beneficiary named in the trust deed.

DATED at Portland, Oregon, this 27 day of August, 1968.

TRANSAMERICA TITLE INSURANCE COMPANY

Kenneth R. Schramm  
Kenneth R. Schramm  
Assistant Vice-President

Trustee

STATE OF OREGON, } ss  
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO.

on this 18th day of DEC. A. D. 19 68

at 2:56 P. M. and duly

recorded in Vol. 7768 of Mortgages

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\$450 Fee  
DOROTHY ROGERS, County Clerk  
by Charles K. Lawton Deputy