

STATE OF OREGON } ss. 28-6802 92906 Vol. M14 Page 12493
County of Klamath

I, J. M. BRITTON, Sheriff of said State and County, do hereby certify, that I served the

TRUSTEE'S NOTICE OF SALE

within the said State and County on

the 4 day of June, 1974, on ~~XXXXXXXXXXXXXXXXXXXX~~

OCCUPANT GREG BINFORD

by delivering a copy thereof, ~~XXXXXXXXXXXX~~

To: OCCUPANT GREG BINFORD

personally and in person.

SUBSCRIBED and sworn to before
me, this 5, day of June, 1974

Allen Clemen
Notary Public for Oregon
My commission expires 11-11-77

J. M. BRITTON,
Sheriff of Klamath County, Oregon

By *Edward H. Little* Deputy

SEP 11 3 52 PM 1974

STATE OF OREGON, } ss.
County of Klamath, }

I, J. M. BRITTON, Sheriff of said State and County, do hereby certify, that I served the

12095

TRUSTEE'S NOTICE OF SALE

within the said State and County on

the 4 day of June, 1974, on ~~XXXXXXXXXXXXXXXXXXXX~~

OCCUPANT TED SANDQUIST

by delivering a copy thereof, ~~XXXXXXXXXXXXXXXXXXXX~~

To: OCCUPANT TED SANDQUIST

, personally and in person.

SUBSCRIBED and sworn to before
me, this 5 day of June, 1974

J. M. BRITTON,
Sheriff of Klamath County, Oregon

Helen Coleman
Notary Public for Oregon
My Commission expires 11-11-77

By *Edward H. Little Jr.* Deputy

ORIGINAL

TRUSTEE'S NOTICE OF SALE

12196

Reference is made to that certain Trust Deed made, executed and delivered by MORRIS P. CASKEY and SUE ANN CASKEY, husband and wife, as Grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee, to secure certain obligations in favor of FIRST NATIONAL BANK OF OREGON, as Beneficiary, dated April 4, 1972, recorded April 4, 1972, in Volume M-72, Page 3536, of the Record of Mortgages of Klamath County, Oregon, covering the following-described real property situated in said county and state, to wit:

Lot 13 and the North 10 feet of Lot 14,
WEST PARK, city of Klamath Falls

RICHARD A. EDWARDS, an attorney who is an active member of the Oregon State Bar, was appointed successor trustee by a certain instrument dated May 7, 1974, and recorded May 9, 1974, in Volume M-74, Page 5786, of the Record of Mortgages of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Both Beneficiary and 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 the failure of Grantor to pay when due the following sums owing on said obligations:

\$165.00 due on Feb. 1, 1974
\$165.00 due on Mar. 1, 1974
\$165.00 due on Apr. 1, 1974
\$165.00 due on May 1, 1974

and a like amount due on the first day of each month thereafter, which sums are now past due, owing and delinquent according to the terms of the promissory note described in said Trust Deed. By reason of said default 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:

ORIGINAL

\$16,434.63, together with interest thereon at the rate of 7 percent per annum from January 1, 1974, until paid, less balance, if any, in loan trust fund account at time of sale.

12097

A notice of default and election to sell and to foreclose was duly recorded on May 20, 1974, in Volume M-74, Page 6235, of said Record of Mortgages, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will, on Wednesday, the 16th day of October, 1974, at the hour of 11:00 a.m., at the office of William L. Sisemore, Attorney at Law, 538 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 said Grantor had or had power to convey at the time of the execution by Grantor of said Trust Deed, together with any interest which said Grantor or the successors in interest to Grantor 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, 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 "Grantor" includes any successor in interest to Grantor as well as any other person owing an obligation, the perfor-

mance of which is secured by said Trust Deed and their successors
in interest; the word "Trustee" includes any successor trustee and
the word "Beneficiary" includes any successor in interest of Bene-
ficiary named in the Trust Deed. 12038

DATED at Portland, Oregon, May 21, 1974.

Richard L. Edmunds, Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Ins
this 11 day of Sept A. D., 1974, at 3:52 o'clock P.M., and duly recorded in
Vol. M-74, of mortgages on Page 12094
10.00
By DPM, D. MILNE County Clerk
Carole L. Linder Deputy