

942

TRUSTEE'S NOTICE OF SALE

5634

Reference is made to that certain trust deed made, executed and delivered by Steven A. Devenport and Janet S. Devenport, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, to secure certain obligations in favor of Firstbank Mortgage Corporation, a Washington corporation, as beneficiary, dated April 25, 1974, recorded May 17, 1974, in book M-74 at page 6220 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lot 13 in Block 41 of HOT SPRINGS ADDITION IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the 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 grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

\$124.96 due October 1, 1974
124.96 due November 1, 1974
124.96 due December 1, 1974
124.96 due January 1, 1975

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:

The principal sum of \$16,210.14 plus interest at the rate of Eight and One-Half Percent (8 1/2%) per annum from October 1, 1974, until paid, plus trustee's fee in the sum of \$250.00, plus attorney's fee in the sum of \$100.00.

A notice of default and election to sell and to foreclose was duly recorded January 29, 1975, in book M-75 at page 1267 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on 13th day of June, 1975, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 606 Main St. (Transamerica Title Insurance Co) 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 the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his 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 a reasonable charge by the trustee. 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 attorney's 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 masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance 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 the beneficiary named in the trust deed.

DATED at Salem, Oregon, January 30, 1975.

Trustee

State of Oregon, County of Marion, ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Salem, Oregon, this 30th day of January, 1975.

Not: Joe French
Salem, Ore.
STATE OF OREGON; COUNTY OF KLAMATH; ss.

JOE FRENCH

Filed for record at request of this 22nd day of May, A.D., 1975 at 8:30 o'clock A.M., and duly recorded in Vol. M 75 of MORTGAGES on Page 5634.

FEE \$ 2.00

WM. D. MILNE, County Clerk

Deputy