

9558

TRUSTEE'S NOTICE OF SALE

1189

Reference is made to that certain trust deed made, executed and delivered by ANDREW L. SCHORR, JR. and MARY ANN SCHORR, husband and wife, Klamath County Title Company, as grantor, to SECURITIES INTERMOUNTAIN, INC., an Oregon corporation, as trustee, to secure certain obligations in favor of, dated July 18, 1972, recorded July 21, 1972, in book M72, at page 8226-9 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lot 6, Block 3, Tract No. 1007, Winchester, according to the official plat thereof in the office of the County Clerk, Klamath County, Oregon. The Western and Southern Life Insurance Company became successor beneficiary of said Trust Deed by Assignment recorded September 19, 1972, in Book M72, page 10620 of the mortgage records of Klamath County, Oregon. Howard K. Beebe became successor trustee by appointment recorded January 19, 1976, in Book M76, page 882, of the mortgage records of 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: The sum of \$160.00 due July 1, 1975, the sum of \$160.00 due August 1, 1975, the sum of \$160.00 due September 1, 1975, the sum of \$160.00 due October 1, 1975, the sum of \$160.00 due November 1, 1975, the sum of \$160.00 due December 1, 1975, and the sum of \$160.00 due January 1, 1976.

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: \$18,147.18, together with interest at the rate of seven percent (7%) per annum from July 1, 1975.

A notice of default and election to sell and to foreclose was duly recorded January 19, 1976, in book M76 at page 889 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 4th day of June, 1976, at the hour of 2:00 o'clock, P. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at offices of Beebe, Kosta & Brant, 325 Main St. 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 Klamath Falls, Oregon, January 20, 1976.

Howard K. Beebe

State of Oregon, County of _____, ss:

Trustee

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 _____, Oregon, this _____ day of _____, 19____.

STATE OF OREGON; COUNTY OF KLAMATH; ss:

Attorney for said Trustee

I hereby certify that the within instrument was received and filed for record on the 26th day of JANUARY A.D., 1976 at 10:20 o'clock A.M., and duly recorded in Vol. M 76 of DEEDS on Page 1189.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel Drane Deputy