

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Ernest T. Krauss, a married man, Transamerica Title Co. obligations in favor of Equitable Savings and Loan Association dated Oct. 1, 1975, recorded Oct. 13, 1975, in the mortgage records of Klamath County, Oregon, in book M-76 at page 12641, covering the following described real property situated in said county and state, to-wit:

TRACT 1025 - WINCHESTER, according to the official plat thereof on file in the office of the County Clerk 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:

Delinquent monthly payments of \$291.00 each beginning with the October, 1976 payment and continuing monthly through December, 1976, and \$292.00 monthly commencing with the January, 1977 payment and continuing monthly until the loan is reinstated or the property is sold at the trustee's sale; cost of foreclosure title report in the sum of \$151.; plus attorneys fees and late charges at \$11.10 for each delinquent payment and collection fees of \$25.00 and other costs and expenses associated with this foreclosure.

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 sum of \$26,251.19 with interest thereon at the rate of 9.5% per annum from September 20, 1976 for one month and at the rate of 10% per annum thereafter, plus cost of foreclosure title report of \$151.00 and attorneys fees and costs and other costs and expenses associated with this foreclosure and less reserve balance.

A notice of default and election to sell and to foreclose was duly recorded Mar. 7, 1977, in book M-77 at page 3866 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 5th day of August, 1977, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps of County Courthouse 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 Portland, Oregon, March 8, 1977

Dean P. Gisvold  
DEAN P. GISVOLD  
Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of JUNE, A.D., 1977 at 12:00 o'clock P.M., and duly recorded in Vol. 307 of MAPS on Page 1152.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Ann H. H. H. Deputy