

42478

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by Robert H. Hall and Janet D. Hall, husband and wife, as grantor, to William Ganong, Jr. as trustee, to secure certain obligations in favor of First Federal Savings and Loan Association of Klamath Falls as beneficiary, dated January 25, 1974, recorded February 7, 1974, in the mortgage records of Klamath County, Oregon, in book M-74 at page 2182, or as file number 41507, reel number (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 7 of 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:

Monthly payment of \$222.00 due June 16, 1977
 Monthly payment of \$222.00 due July 16, 1977
 Monthly payment of \$222.00 due August 16, 1977
 Monthly payment of \$222.00 due September 16, 1977
 Monthly payment of \$222.00 due October 16, 1977
 Monthly payment of \$222.00 due November 16, 1977
 Monthly payment of \$222.00 due December 16, 1977

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:

Principal Balance	\$ 19,503.33	
Plus Reserve Shortage	69.94	
Life Insurance Premium	91.00	
Interest at 9% to 12/1/77	2,224.47	
	\$ 21,888.74	Plus Interest at the rate of 9% per annum thereafter until paid.

A notice of default and election to sell and to foreclose was duly recorded January 10, 1978, in book M-78 at page 573 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 25th day of May, 1978, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 540 Main Street, Room 204, 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 10, 1978

Successor Trustee

State of Oregon, County of Klamath, 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 Klamath Falls, Oregon, this day of January, 1978.

Attorney for said Trustee

AFFIDAVIT OF SERVICE OF NOTICE OF SALE

STATE OF OREGON)
) SS
County of Klamath)

I, RON CHASE, being first duly sworn depose and say that:

I am a resident of the State of Oregon and a competent person over the age of twenty-one years; I am not the beneficiary or its successor in interest, the trustee or successor trustee, or a party to the foreclosure proceeding described in the attached original notice of sale under the terms of that certain trust deed executed and delivered by Robert H. Hall and Janet D. Hall, husband and wife, grantor, to William Ganong, Jr., trustee, to secure certain obligations in favor of First Federal Savings and Loan Association of Klamath Falls, beneficiary, said trust deed being dated January 25, 1974, and recorded February 7, 1974, in book M-74, page 2182 of the mortgage records of Klamath County, Oregon, conveying the following-described real property situated in said County:

Lot 4, Block 7 of Tract 1025 Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Further, I personally served the said notice of sale within the County of Klamath, Oregon, on the occupants of said described real property by personally delivering a true copy thereof certified to be such by said trustee to Donna Brixey, 4624 Sturdivant, Klamath Falls, Oregon 97601.

The service of said notice of sale on said occupant of said real property and the posting of a copy of said notice as aforesaid were fully completed more than 30 days prior to the date set for trustee's sale.

Ron Chase
Ron Chase

Subscribed and Sworn to before me this 17 day of January, 1978.

William L. Sisemore
William L. Sisemore

(SEAL)
My Commission Expires: Oct 8, 1978

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of William L. Sisemore

this 1st day of February A. D. 19 78 at 9:31 o'clock A. M., and

fully recorded in Vol. N78, of Mortgages on Page 1916.

Wm D. MILNE, County Clerk
By: Bernard H. Ketch

Fee \$6.00

Ret to
↓
WILLIAM L. SISEMORE
Attorney at Law
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KLAMATH FALLS, ORE.
97601
503/882-7229