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TRUSTEE'S NOTICE OF SALE

M 79 Page 6814

Reference is made to that certain trust deed made, executed and delivered by Esther L. Ferland, as grantor, to Transamerica Title Insurance Company, as trustee, to secure certain obligations in favor of Robert J. Cowan and Jane L. Cowan, as beneficiary, dated August 12, 1977, recorded August 16, 1977, in the mortgage records of Klamath County, Oregon, in book M-77 at page 14986, ~~xxxxxx~~ covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 10, FIRST ADDITION TO JACK PINE VILLAGE

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 payments of \$50.00 per month from April 10, 1978, to present, for a total of \$600.00 plus real property taxes for the year 1978-79 of \$40.97.

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:

\$2005.79 plus interest at 8 1/2% per annum from June 24, 1978.

A notice of default and election to sell and to foreclose was duly recorded....., 19....., in book..... at page..... of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on....., the 24th day of..... August....., 1979., at the hour of 10:00..... o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath County Courthouse front steps 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, March 27, 19 79.

[Signature]
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 27th day of March, 19 79.

[Signature]
Attorney for said Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of March A.D., 19 79 at 4:33 o'clock P. M., and duly recorded in Vol. M79, of Mortgages on Page 6814.

FEE \$3.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

79 MAR 27 PM 4 33

[Signature]
Doug Delane