

82764

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by Angelina R. Hall, a married person Transamerica Title Insurance Company as grantor, to obligations in favor of Peoples Mortgage Company as trustee, to secure certain dated January 15, 1979, recorded January 30, 1979, in the mortgage records of Klamath County, Oregon, in book M79 at page 2460, as beneficiary, covering the following described real property situated in said county and state, to-wit: A portion of Lot 455, Block 126, MILLS ADDITION, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the East line of Mitchell Street, 40 feet South of the Northwest corner of Lot 455, Block 126 of MILLS ADDITION to the City of Klamath Falls, Oregon; thence South 40 feet; thence East 100 feet; thence North 40 feet; thence West 100 feet to the place of beginning, all located in the City of Klamath Falls, Oregon, according to the official plat on file in Klamath County.

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 principal, interest and insurance and tax reserve payments in the amount of \$235.00 each for the months of April, 1979 through Nov., 1979, plus 7 monthly late charges in the amount of \$9.40 each for the months of April, 1979 through October, 1979.

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 of \$27,977.93 with interest thereon at 7.25% per annum from March 1, 1979, less reserve balance of \$189.37.

A notice of default and election to sell and to foreclose was duly recorded November 8, 1979, in book M79 at page 26349 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, 11th day of April, 1980, at the hour of 11:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath 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 Eugene

, Oregon,

November 27

, 1979.

Thomas M. Allen

Successor Trustee

State of Oregon, County of Lane

, 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 Eugene

, Oregon, this 27

day of November

, 1979.

Thomas M. Allen

Attorney for said Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss: Thomas M. Allen

I hereby certify that the within instrument was received and filed for record on the 4th day of April A.D., 1980 at 12:00 o'clock P.M., and duly recorded in Vol. M80 of Mortgages on Page 6324.

FEE \$3.50

WM. D. MILNE, County Clerk

By: Barbara J. Smith Deputy