

## TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by ..... JAMES T. WELSH

Lot 14, Block 19, Tract No. 1113, OREGON SHORES UNIT 2, in  
the County of Klamath, State of Oregon

92 MAY 22 PM 3 26

Monthly installments heretofore becoming due and payable under the terms of said trust deed and the obligation secured thereby for the payment of principal, interest, and monthly requirements for the assessments, insurance premiums and other charges due and payable with respect to said property in the total sum of \$847.31 (including \$31.00 for assessments) and including the last such monthly payment of \$74.21 due on March 15, 1980

*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:*

\$6,148.82, plus interest thereon at the rate of 8% per annum from April 15, 1979

M80 A notice of default and election to sell and to foreclose was duly recorded April 8, 1980, in book \_\_\_\_\_ at page 6617 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 2nd day of September, 1980, at the hour of 10:00 o'clock, A. M., stand and there, as provided by Section 86.760 of Oregon Revised Statutes, at front door of the 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, April 23, 19 80

*Bertrand A. Cloke*  
Successor Trustee

**State of Oregon, County of \_\_\_\_\_, 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 \_\_\_\_\_, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

After recording return to:  
STOEL, RIVES, BOLEY, FRASER  
and WYSE (Attn BJC)  
900 S. W. Fifth Avenue  
Portland, OR 97204

Attorney for said Trustee

## SHERIFF'S RETURN OF SERVICE

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Court Case No. \_\_\_\_\_

Sheriff's Case No. 80-1899I hereby certify that I received on April 28, 1980 the within:

- ( ) Summons & Complaint ( ) Summons & Petition ( ) Summons ( ) Complaint ( ) Petition  
 ( ) Subpoena ( ) Citation ( ) Order ( ) Motion ( ) Affidavit  
 ( ) Small Claim ( ) Restraining Order ( ) Show Cause Order ( ) Notice  
 ( ) Writ of Garnishment ( ) Order of Appearance ( ) Waiver of fees

(x) TRUSTEE'S NOTICE OF SALEfor service on the within named: JAMES T. WELSH

( ) SERVED \_\_\_\_\_ personally and in person.

( ) SUBSTITUTE SERVICE - By leaving a true copy with \_\_\_\_\_,  
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said  
 abode: \_\_\_\_\_

( ) OFFICE SERVICE - By leaving a true copy with \_\_\_\_\_,  
 the person in charge of the office maintained for the conduct of business by  
 \_\_\_\_\_

( ) By leaving a true copy with \_\_\_\_\_ of said corporation.

( ) OTHER METHOD \_\_\_\_\_

(x) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find  
 the within named: JAMES T. WELSH, NO OCCUPANTS ON PROPERTY  
 within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: April 29, 1980 9:30 a.m.

TOM DURYEE, Sheriff

Klamath County, Oregon

By Michael J. Henderson  
 Deputy

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 22nd day of  
May A.D., 19 80 at 3:26 o'clock P M., and duly recorded in Vol. M80,  
 of Mortgages on Page 9416.

FEE \$7.00

WM. D. MILNE, County Clerk

By Berneta Shetch Deputy