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TRUSTEE'S NOTICE OF SALE

85540

JERRY MICHAEL

Reference is made to that certain trust deed made, executed and delivered by GOLDMAN and DOROTHY REGINA GOLDMAN, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., Trustee, as beneficiary, dated April 8, 1978, recorded May 23, 1978, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M78 at page 48740, covering the following described real property situated in said county and state, to-wit:

Lot 8, Block 20, Tract No. 1113, OREGON SHORES UNIT #2,
in the County of Klamath, State of 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 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 \$425.94, including the last such monthly payment of \$70.99 due on March 20, 1979

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

\$5,296.54, plus interest thereon at the rate of 8% per annum from September 20, 1979 until paid

A notice of default and election to sell and to foreclose was duly recorded April 29, 1980, in book M80 at page 7928 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 26th day of September, 1980, at the hour of 3:00 o'clock, P. M., at the front door of County Courthouse, 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, May 5, 1980.

Bernard J. Close
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, Doley, Fraser And Wyse
900 S. W. Fifth Avenue
Portland, Oregon 97204

Attorney for said Trustee

MR. CLOSE

STATE OF OREGON; COUNTY OF KLAMATH; ss.:

I hereby certify that the within instrument was received and filed for record on the 13th day of June A.D., 1980 at 10:33 o'clock A. M., and duly recorded in Vol. M80 of Mortgages on Page 10855.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernetha A. Heloch Deputy