

91764

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Ellen Lee St. Pierre, as grantor, to TransAmerica Title Company, as trustee, to secure certain obligations in favor of U. S. Creditcorp, as beneficiary, dated February 16, 1979, recorded February 20, 1979, in the mortgage records of Klamath County, Oregon, in book M79 at page 3825, or as file number M79-3825, reel number _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 1, WINEMA PENINSULA, UNIT
No. 1, 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:

Payment of principal due February 19, 1980 in the amount of \$19,800
plus payment of interest due October 17, 1980 in the amount of \$2,405.78.

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:

Payment of principal due February 11, 1980 in the amount of \$19,800
plus payments of interest due October 17, 1980 in the amount of \$2,405.78 plus payments of interest each day after October 17, 1980 in the amount of \$9.74, plus reasonable costs, disbursements and attorneys fees.

A notice of default and election to sell and to foreclose was duly recorded October 17, 1980 in book M80 at page 20303 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on the 6th day of March, 1980, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at steps of the Klamath County Courthouse in the City of Klamath, 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 County, Oregon, October 24, 1980.

by Rabat G. Klahn

State of Oregon, County of Klamath, ss:

Trustee

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 County, Oregon, this 24 day of October, 1980.

Rabat G. Klahn

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 October A.D., 1980 at 10:26 o'clock A.M., and duly recorded in Vol M80 of Mortgages on Page 20363.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernetha Helrich Deputy