

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made, executed and delivered by LINDA J. ELVIN, as grantor to Mountain Title Company as Trustee for LEETA B. BALCOM, beneficiary, to secure certain obligations, dated September 13, 1976, recorded September 14, 1976 in Vol. M76, page 14379, Mortgage Records of Klamath County, Oregon, covering the following described real property situate in Klamath County, Oregon, to-wit:

Lots 20 and 21, Block 22, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 foregoing 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:

WITH INTEREST AT 8½ percent
per annum from 9/9/80

Delinquent principal installments	\$ 42.81
Delinquent interest	113.40
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	\$ 156.21

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

WITH INTEREST at 8½ percent
per annum from 9/9/80

Unpaid principal balance	\$16,219.47
Interest	162.54
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TOTAL PRINCIPAL BALANCE, INTEREST, ADVANCEMENT	\$16,382.01

together with insurance premium paid by beneficiary in the sum of \$114.00.

A Notice of Default and Election to Sell and to Foreclose was duly recorded October 28, 1980 in Book M-80 at page 20972, of said mortgage records, reference thereto being hereby expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will, on Wednesday, March 18, 1981 at the hour of 2:00 o'clock p.m., standard time, as established by Section 187.110, Oregon Revised Statutes, at 411 Pine Street, Klamath Falls, 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 the 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 (5) days before the date set for 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 bene-

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ficiary named in the trust deed.

DATED at Kalmath Falls, Oregon, October 29, 1980.

Mark K. Runnels
Trustee

STATE OF OREGON)
County of Klamath) ss. _____, 1980.

I, the undersigned certify that I am the attorney 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 29 day of October, 1980.

Mark K. Runnels
Attorney for Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Wm. D. Brandsness, Atty.
this 31st day of October A. D. 19 80 at 10:22 o'clock A M., and
duly recorded in Vol. M80, of Mortgages on Page 21131

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha H. Hetsch