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## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by WILLIAM E. CHILCOTE, as grantor, to WILLIAM L. SISEMORE, as trustee, to secure certain obligations in favor of TOWN & COUNTRY MORTGAGE & INVESTMENT CO., INC., as beneficiary, dated September 20, 1978, recorded September 22, 1978, in the mortgage records of Klamath County, Oregon, in book M-78 at page 21010 ~~xxxxxx~~ covering the following described real property situated in said county and state, to-wit: (the beneficiary's interest was assigned to Melvin W. Ostrum and Edna M. Ostrum, his wife, by instrument recorded Nov. 13, 1978, in Vol. M-78, page 25492)

Lot 1 of Block 1, Tract 1083 - Cedar Trails, 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 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:

\$45.83 due June 20, 1980  
45.83 due July 20, 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:

\$5,000.00 plus interest from May 20, 1980.

A notice of default and election to sell and to foreclose was duly recorded July 26, 1980, in book M-80 at page 14187 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Thursday, the 4th day of December, 1980, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 540 Main Street, Room 204, 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 Klamath Falls, Oregon,  
WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601

July 30, 1980

William L. Siseamore

Trustee

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of December, A.D., 1980 at 2:29 o'clock, P.M., and duly recorded in

Vol. M80 of Mortgages on page 23234.

Fee \$ 3.50

WM. D. MILNE, County Clerk  
By Jacqueline J. Milne, Deputy