r L

ANZA, INC., an Oregon corporation as grantor. made executed and delivered to FORREST D. EPPERSON and LINDA EPPERSON as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$4.748.99 and in favor of FORREST D. EPPERSON and ETNDA EPPERSON colleged and an accordance with the performance of certain trust deed dated. December 14, 19, 79, and recorded January 23, 19, 80 and 19, 80 at page 1442 of the mortgage records of Klamath County, made) executed and delivered to FORREST D. EPPERSON and LINDA EPPERSON Oregon, covering the following described real property, situated in said county or the other did say that the former is the

A portion of Lot 1, Block 75, Buena Vista Addition to the City of Klamath Falls, oregon a described as follows:

Beginning at Intersection of Southwesterly line of Oregon Avenue Beginning at intersection of Southwesterly line of Oregon Avenue with Northerly line of Addison Street, and running thence Northwesterly along said Southwesterly line of Oregon Avenue, a distance of 86.96 feet to the most easterly corner of property heretofore conveyed to Arthur Louis Bostwick and Gertrude F. Bostwick, husband and wife; thence running Southwesterly_and_parallel_with_the_Northwesterly_line_of_said_Lot_l_to_ the most Southerly line of said lot; thence Easterly along the Northerly line of Addison Street to the point of beginning.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and Got appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate and that the beneficiary is the owner and holder of the obligations the performance of which is secured by said trust deed; further, that no action, suit or proceeding has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action or proceeding has been instituted, such action or proceeding has been instituted, such action or proceeding has been dismissed.

There is a default by the grantor owing the obligations, the performance of which is secured by said trust deed with respect to provisions therein which authorize sale in the event of default of such provision, in that the grantor has failed to pay, when due, the following sums thereon: payments of \$100.00 due on the first day of each month for the months of Aprils, May, June, July, August, September, October, November, December, and January, which payments include interest on the unpaid balance at the rate of ten (10%) per cent interest per annum and further by the non-payment of that certain note and mortgage wherein United States National Bank of Oregon is payor and mortgagee respectively which said note and mortgage beneficiary has been obligated to pay in the sum of \$5; 158.57,

est of the beneficiary first named above. deed; the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in intergrantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the In constraing this notice and whenever the context hereof so requires, the masculine gender includes the

which are now past due owing and delinquent. Grantor's tailure, just described is the default for which the foreclosme! weuttougg pelow dat wage at as would not then be due had no detault occurred), together with costs, trustee's BNo teasou for said agetanthatue peneticiary has declared all obligations secured by said trust deed immediately have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other

due, owing and payable, said sums being the following, to-wit: \$4,594.31 principal plus interest thereon at the rate of ten (10%) per cent per annum from April 4, 1980 until paid and plus the further sum of \$5,158.57,

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the granton had not had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

In Sessession of the exception of the property of the property of the control of P.C., 110. No. 6th Structure 2017 estapeus in the City of Klamath Falls County of Klamath Falls County of Klamath , State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above. FDATED: THJanuary 557 35; 1981 25.

per annum and further by the mon-payment of that certain note and mon-quirent of that certain note and mon-quirent stall and motivage will remained by a consolution of States National Bank of Oregon is pay and motivage will an annual montage of the control of t

the unpaid balance at the rate of

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. The default to much the tor-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

due, owing and payable, said sums being the following, to-wit: 84,594,31 principal plus interest 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

until paid and plus the further sum of \$5,158.57. thereon at the rate of tens (10%) per cent per annum from April 4, 1980

provided by law, and the reasonable fees of trustee's attorneys. oplitations secutiname and last known address about set of the sale nature of eight, lientor interest the little es with any interest the grantor of his successors in interest acquired after the execution of the trust deed, to satisfy the which the gMdfyl tall oEnachy Icopeo convey, at the time of barthium bossessiourust deed, together and to causefig 5.6 solded outlied to the highest hidder, for cash the interest in the said described property foreclose snik jamatelij kanja aktionedond s84.400 paant to Oregon Revised Statutes Sections 86.705 to 86.795, Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does elect to

C. 'Other than as shown of record-neither the said peneticiary not the said trastee has any actual notice of and sale.

Klamath , State of Orsgon, which is the hour, dete and place fixed by the trustee for said sale. son having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interests of the trustee in the trust deed, or, of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except: