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Oregon, covering the following described real property situated in said county:

the most southerly line of said lot; thence easterly along the  
line of Addison Street to the point of beginning.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately 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,

Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on May 4<sup>th</sup>, 1981, at the following place: Steven A. Zamsky P.C., 110 N. 5th St., Suite 207, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

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Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest 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:

NAME AND LAST KNOWN ADDRESS NATURE OF RIGHT, LIEN OR INTEREST  
William Eys Chilcote Counsel at the time of Party in possession of 1826 Oregon  
Klamath Falls, Oregon 97601

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 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.

DATED: January 5, 1981  
Successors Trustee Beneficiary (State which)

NOTICE OF DEFAULT AND ELECTION TO SELL  
RE TRUST DEED  
ANZA, INC. an Oregon Corp.  
1826 Oregon  
Klamath Falls, Oregon 97601  
Grantor  
Forrest D. Linda Epperson  
Star Route, Box 17A  
Chiloquin, Oregon 97624  
Trustee  
STATE OF OREGON, County of Klamath  
I certify that the within instrument was received for record on the 9th day of January, 1981 at 8:57 o'clock AM, and recorded in book 381 on page 347.  
Record of Mortgages of said County.  
Witness my hand and seal of County affixed  
Evelyn Bienn  
County Clerk  
Title  
Deputy  
Fee \$7.00  
AFTER RECORDING RETURN TO  
Steven A. Zamsky, P.C.  
110 N. Sixth St., Suite 207  
Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath  
January 8, 1981  
Personally appeared the above named  
Steven A. Zamsky  
and acknowledged the foregoing instrument to be his voluntary act and deed.  
Notary Public for Oregon  
My commission expires: 12/16/83  
STATE OF OREGON, County of Klamath  
January 8, 1981  
Personally appeared  
Steven A. Zamsky  
and acknowledged the foregoing instrument to be his voluntary act and deed.  
Notary Public for Oregon  
My commission expires: 12/16/83

OFFICIAL SEAL  
My commission expires: 12/16/83  
OFFICIAL SEAL