

96968

TRUSTEE'S NOTICE OF SALE

Vol. 37 Page 4336



Reference is made to that certain trust deed made, executed and delivered by MONARCH LAND AND CATTLE COMPANY, a California corporation, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, to secure certain obligations in favor of NORTHERN PROPERTIES, a Limited partnership, as beneficiary, dated May 13, 19 80, recorded November 3, 19 80, in the mortgage records of Klamath County, Oregon, in book M-80 at page 21284, or as file number reel number (indicate which), covering the following described real property situated in said county and state, to-wit:

As per attached legal description which by this reference is to be incorporated herein.

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 due August 4, 1980 in the amount of \$50,000.00 and any interest due, and all expenses incurred due to Trustee Sale.

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 due August 4, 1980 in the amount of \$50,000.00 and any interest due, and all expenses incurred due to Trustee Sale.

A notice of default and election to sell and to foreclose was duly recorded November 10, 19 80, in book M-80 at page 21827 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 27 day of March, 19 81, at the hour of 2:00 o'clock, P. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath County Title Co., 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 Falls, Oregon, November 10, 19 80.

KLAMATH COUNTY TITLE CO.

By: Dale Punnels
Secretary Trustee

State of Oregon, County of Klamath, ss:

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 , Oregon, this day of , 19 .

Attorney for said Trustee

4337

DESCRIPTION OF PROPERTY
 KLAMATH FALLS FOREST ESTATES - SYCAN UNIT

Page 1

BLK. NO.	LOT DESCRIPTION	ASSESSOR PARCEL NO.
1	Lot 1	08-3313-3000-0200*
1	Sly. 442.3 ft. of the Nly. 884.6 ft. of	08-3313-3000-0900
1	Nly. 415 ft. of	08-3313-3000-1000
1	Sly. 415 ft. of the Nly. 830 ft. of	08-3313-3000-1100
1	Nly. 415 ft. of the Sly. 830 ft. of	
2	Lot 1	08-3313-3000-2800
2	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-2900
2	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-3000
2	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-3100-3300
2	All of Lot 9, except the Ely. 1035 ft. and the Sly. 415 ft.	08-3313-3100-3400
2	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-3100-4000
2	All Lot 9, except the Ely. 1035 ft. and the Nly. 415 ft.	08-3313-3100-4500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-3500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-3800
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-1500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-0500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-0800
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-5900
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-3710
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-6000
2	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-3810
2	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-5800
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-3800
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-4500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-4400
2	Sly. 415 ft. of the Wly. 1035 ft. of	
3	Lot 1	08-3313-3100-5800
3	Nly. 517.5 ft. of the Ely. 1035 ft. of	08-3313-2900-1800
5	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-1700
5	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-2000
5	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-2700
5	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-3000
5	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-2900
5	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3800
5	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3700
5	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-3900
5	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-4700

BLK. NO.	LOT DESCRIPTION	ASSESSOR PARCEL NO.
4338	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-0500
5	Nly 415 ft. of the Ely. 1035 ft. of	08-3313-3200-0400
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-0600
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-1500
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-1700
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-1600
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-3400
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-4500
5	Nly 415 ft. of the Ely. 1035 ft. of	08-3313-3200-4600
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-3200
5	Nly 415 ft. of the Ely. 1035 ft. of	08-3313-3200-2900
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-1300
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-1200
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-1900
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-1800
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-3200-0200
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-5600
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-4600
5	Nly 415 ft. of the Ely. 1035 ft. of	08-3313-2900-5100
5	Nly 415 ft. of the Ely. 1035 ft. of	08-3313-2900-3600
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3500
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-4200
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-4100
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-2600
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3100
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-1500
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-2200
5	Nly 415 ft. of the Wly. 1035 ft. of	08-3313-2900-2100
6	The Wly. 415 ft. of	08-3313-3000-2700
6	The Wly. 415 ft. of the Ely. 830 ft. of	08-3313-3000-4700
6	The Ely. 415 ft. of	08-3313-3000-4800
6	All of Lot 10, except the South 1233 ft. and the West 400 ft.	08-3313-2100-0900
6	The Ely. 400 ft. of the South 1/2 of	08-3313-2800-1000
6	The Wly. 400 ft. of the South 1/2 of	08-3313-2800-0900
6	All of Lot 14, except the South 1233 ft. and the West 400 ft.	08-3313-2200-0400
6	The East 400 of the South 1233 ft. of	08-3313-2700-0600

4339

BLK. NO.	LOT DESCRIPTION	Lot	ASSESSOR PARCEL NO.
7	Ely 1035 ft. of the South 1/2 of	1	08-3313-2800-2000
7	Wly 1035 ft. of the South 1/2 of	1	08-3313-2900-2300
7	Nly 415 ft. of the Wly. 1035 ft. of	2	08-3313-2900-2400
7	Nly 415 ft. of the Ely. 1035 ft. of	2	08-3313-2800-2700
7	Nly 415 ft. of the Wly. 1035 ft. of	3	08-3313-2800-4000
7	Nly 415 ft. of the Ely. 1035 ft. of	6	08-3313-3200-0100
7	Sly 415 ft. of the Wly. 1035 ft. of	7	08-3313-3300-1500
7	Sly 415 ft. of the Wly. 1035 ft. of	7	08-3313-3200-1600
7	Sly 415 ft. of the Wly. 1035 ft. of	7	08-3313-3200-2100
7	Sly 415 ft. of the Wly. 1035 ft. of	8	08-3313-3200-2100
7	Nly 415 ft. of the Ely. 1035 ft. of	8	08-3313-3300-3000
7	Nly 415 ft. of the Ely. 1035 ft. of	9	08-3313-3300-3500
7	Sly 415 ft. of the Ely. 1035 ft. of	9	08-3313-3300-3600
7	Nly 415 ft. of the Ely. 1035 ft. of	10	08-3313-3300-4500
7	All of Lot 11, except the Nly 415 ft. of	11	08-3313-3300-4600
7	Sly 415 ft. of the Wly. 1035 ft. and the Ely 1035 ft.	13	08-3313-3300-4700
7	Nly 415 ft. of the Wly. 1035 ft. of	17	08-3313-3300-4300
7	Wly 1035 ft. of the North 1/2 of	18	08-3313-3300-2700
7	Wly 1035 ft. of the South 1/2 of	18	08-3313-2800-5100
7	All Lot 19, except the Nly 415 ft. and the Wly. 1035 ft.	19	08-3313-2800-3900
7	Sly 415 ft. of the Wly. 1035 ft. of	19	08-3313-2800-4400
7	Ely 500 ft. of the Wly. 1035.01 ft. measured along So Line, 20	20	08-3313-2800-3000
9	All Lot 20, except the Wly. 1535.01 ft. measured along South Line	20	08-3313-2800-2900
10	The Wly. 510 ft. of	1	08-3313-2800-1800
10	Sly 415 ft. of the Wly. 1035 ft. of	1	08-3313-2800-1600
10	Sly 415 ft. of the Wly. 1035 ft. of	5	08-3313-3300-5400
10	Nly 415 ft. of the Wly. 1035 ft. of	5	08-3313-3300-0900
10	Nly 415 ft. of the Wly. 1035 ft. of	6	08-3313-3300-1200
10	Nly 415 ft. of the Wly. 1035 ft. of	6	08-3313-3300-1900
10	Nly 415 ft. of the Ely. 1035 ft. of	8	08-3313-3300-3200
10	Nly 415 ft. of the Wly. 1035 ft. of	8	08-3313-3300-3100
10	Nly 415 ft. of the Wly. 1035 ft. of	11	08-3313-3400-2900
10	Nly 415 ft. of the Wly. 1035 ft. of	12	08-3313-3400-2100
10	Nly 415 ft. of the Wly. 1035 ft. of	12	08-3313-3400-2000
10	Sly 415 ft. of the Ely. 1035 ft. of	14	08-3313-3400-0500
10	Sly 415 ft. of the Wly. 1035 ft. of	14	08-3313-3400-0400
10	Sly 415 ft. of the Ely. 1035 ft. of	14	08-3313-3400-0700
10	Sly 415 ft. of the Ely. 1035 ft. of	15	08-3313-3400-0600
10	South 415 ft. of the Ely. 1035 ft. of	16	08-3313-2700-5700
10	South 435.4 ft. of the West 1035 ft. of	16	08-3313-2700-6200
10		16	08-3313-2700-6100

[illegible]

BLK. NO.

LOT DESCRIPTION

ASSESSOR PARCEL NO.

16	Beginning at a point on the East line of Lot 1 that is North 900 ft. from the Southeast corner thereof; thence West to the West line thereof; thence Northerly, Easterly and Southerly along the exterior lines of said lot to the point of beginning. Lot 1	08-3313-2300-0900
16	Beginning at a point on the East line of Lot 1 that is North 430 ft. from the Southeast corner thereof; thence North along East line 470 ft; thence West to the Westerly line of said lot; thence Southerly along the Westerly line of said lot to a point West of the point of beginning; thence East to the point of beginning.	"
16	Beginning at the Southeast corner of Lot 1; thence North along the East line 430 ft; thence West to the Easterly line of said lot; thence Southerly and Easterly along the exterior lines of said lot to the point of beginning.	"
16	Beginning at a point of 450 ft. North and 700 ft. West of the Southeast corner of Lot 2; thence North to the Northerly line of said lot; thence Easterly and Southerly along the exterior lines of said lot to a point East of the point of beginning; thence West to the point of beginning.	"
16	The South 450 ft. of the East 870 ft. of	"
16	The West 1/2 of the West 1/2 of	"
16	The East 1/2 of the West 1/2 of	"
16	The West 1/2 of the East 1/2 of	"
16	The East 1/2 of the East 1/2 of	"
16	The West 490 ft. of	"
16	The East 500 ft. of the West 990 ft., measured along North line of	"
16	Beginning at a point on the North line of Lot 4 which is 560 ft. West of the Northeast corner thereof; thence South 850.11 ft; thence West to the Easterly line of White Ash Lane; thence Northerly and Westerly along said line to a point 1110 ft. West of the East line of said lot; thence North to the North line of said lot; thence East 550 ft. to the point of beginning.	"
16	Beginning at the Northeast corner of Lot 4; thence West along the North line of said lot 560 ft; thence South 850.11 ft; thence East 560 ft. to the East line of said lot; thence North 850 ft. to the point of beginning.	"
16	The North 550 ft. of the West 900 ft. of	"
16	The West 350 ft. of	"
16	The East 400 ft. of the West 750 ft. of	"
16	Beginning at the Northeast corner of Lot 6; thence West along the North line of said lot 941.48 ft; thence South 450 ft; thence thence East to the Easterly line of said lot; thence Northerly along said Easterly line to the point of beginning.	"

6

08-3313-2400-5100

6

08-3313-2400-5000

5

08-3313-2400-4000

4

08-3313-2400-4100

4

08-3313-2400-4200

4

08-3313-2400-4300

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08-3313-2400-4400

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08-3313-2400-4500

3

08-3313-2400-4600

3

08-3313-2400-4700

3

08-3313-2400-4800

2

08-3313-2300-2000

2

08-3313-2300-2100

BLK. NO.	LOT DESCRIPTION	Lot	ASSESSOR PARCEL NO.
16	The Ely. 725 ft. of the Nly. 635 ft. of	7	08-3313-2300-3200
16	The Ely. 725 ft. of the Sly. 635 ft. of	7	08-3313-2300-3300
16	The Wly. 725 ft. of the Sly. 635 ft. of	7	08-3313-2300-3400
16	The Sly. 635 ft. of the Ely. 686 ft. of	8	08-3313-2300-3500
17	The North 415 ft. of	1	08-3313-2200-1200
17	The North 900 ft. of the East 450 ft. of	5	08-3313-2300-2700
18	All Lot 1, except the West 1100 ft. and the South 490 ft.	1	08-3313-1300-1000
18	The South 490 ft. of Lot 1, except the West 1100 ft. thereof	1	08-3313-1300-1100
18	The West 1100 ft., except the South 415 ft. of	4	08-3313-1300-3400
18	The Sly. 415 ft. of the West 1100 ft. of	4	08-3313-1300-4100
18	The North 415 ft. of the West 1 1/2 of	5	08-3313-1300-4400
18	The North 415 ft. of the West 1 1/2 of	5	08-3313-1300-4300
18	The South 415 ft. of the East 1 1/2 of	5	08-3313-1300-5200
18	The South 415 ft. of the West 1 1/2 of	5	08-3313-1300-5100
18	The South 415 ft. of the West 1 1/2 of	6	08-3313-1300-6100
18	The North 415 ft. of the West 1 1/2 of	7	08-3313-2400-0700
18	The North 415 ft. of the East 1 1/2 of	7	08-3313-2400-0900
18	The South 415.03 ft. of the East 1 1/2 of	7	08-3313-2400-1000
18	The South 415 ft. of the West 1 1/2 of	7	08-3313-2400-0800
18	The North 415 ft. of the West 1 1/2 of	8	08-3313-2400-1600
18	The North 415 ft. of the East 1 1/2 of	8	08-3313-2400-1100
18	The East 500 ft. of the West 1700 ft. of	9	08-3313-2400-3600
18	The East 400 ft. of the West 1200 ft. of	9	08-3313-2400-3500
18	The East 400 ft. of the West 800 ft. of	9	08-3313-2400-3400
18	The West 400 ft. of	9	08-3313-2400-3300
18	The West 415 ft. of the North 1035 ft. of	10	08-3313-2400-1800
18	The East 415 ft. of the North 1035 ft. of	10	08-3313-2400-1700
18	The West 415 ft. of the South 1035 ft. of	10	08-3313-2400-3100
18	The West 415 ft. of the North 1035 ft. of	11	08-3313-2400-2000
18	The East 415 ft. of the South 1035 ft. of	11	08-3313-2400-1900
18	The West 415 ft. of the North 1035 ft. of	11	08-3313-2400-3000
18	The East 415 ft. of the South 1035 ft. of	11	08-3313-2400-2900
18	The West 415 ft. of the North 1035 ft. of	12	08-3313-2400-2200
18	The East 415 ft. of the North 1035 ft. of	12	08-3313-2400-2100
18	The West 415 ft. of the South 1035 ft. of	12	08-3313-2400-2800
18	The East 415 ft. of the North 1035 ft. of	12	08-3313-2400-2700
18	The West 415 ft. of the South 1035 ft. of	13	08-3313-2400-2500
18	The North 460 ft. of the South 890 ft. of	13	08-3313-2400-2600
18	The South 430 ft. of	13	

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BLK. NO.	LOT DESCRIPTION	ASSESSOR PARCEL NO.
18	The South 410 ft. of Lot 14, except the East 1660 ft. thereof	Lot 14
18	The West 415 ft. of the East 1660 ft. of	" 14
18	The West 415 ft. of the East 1245 ft. of	" 14
18	The West 415 ft. of the East 830 ft. of	" 14
18	The East 415 ft. of	" 14
18	Beginning at the Northeast corner of Lot 15; thence South 415 ft.; thence West 1000 ft.; thence North to the Northerly line of said Lot; thence East along Northerly line to the point of beginning.	" 15
18	Beginning at the Southeast corner of Lot 15; thence North 415 ft.; thence West 1000 ft.; thence South to the Southerly line of said Lot; thence East along Southerly line to the point of beginning.	" 15
18	Beginning at a point South 415 ft. and West 1000 ft. from the Northeast corner of Lot 15; thence South to the Southerly line of said Lot; thence West to the Southwest corner of said Lot; thence North along Westerly line of said Lot to a point West of the point of beginning; thence East to the point of beginning.	" 15
18	The East 1000 ft. of the North 415 ft. of	" 16
18	The East 1000 ft., except the North 415 ft. thereof	" 16
18	All Lot 16, except the North 415 ft. and the East 1000 ft.	" 16
18	The North 415 ft. of the East 1000 ft. of	" 17
18	The South 415 ft. of the East 1000 ft. of	" 17
18	The North 415 ft. of the East 1000 ft. of	" 18

-----END DESCRIPTIONS-----

KLAMATH COUNTY TITLE CO.

By:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

his 11th day of March A.D. 1921 at 1:30 o'clock P.M., and duly recorded in Vol. M81 of Mtz. on Page 136.

EVELYN BIEHN, County Clerk

By *Alfred A. Young*

Fee \$28.00