

96972

TRUSTEE'S NOTICE OF SALE

Vol. m 4 Page 4356

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 January 20, 1980, recorded June 4, 1980, in the mortgage records of Klamath County, Oregon, in book M-80 at page 10125, 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 September 4, 1980 in the amount of \$494,400.00 plus monthly payments thereafter in the amount of \$9,696.90 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 September 4, 1980 in the amount of \$494,400.00 plus monthly payment thereafter in the amount of \$9,696.90 and all expenses incurred due to Trustee Sale.

A notice of default and election to sell and to foreclose was duly recorded November 10, 1980, in book M-80 at page 21836 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, 1981, 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 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, November 10, 1980.

Klamath County Title Company

By: [Signature]
Secretary Trustee

State of Oregon, County of _____, 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

BLK. NO.

KLAMATH FALLS FOREST ESTATES - SYCAN UNIT

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[illegible]

4358

BLK. NO.	LOT DESCRIPTION	Lot	ASSESSOR PARCEL NO.
5	Nly 415 ft. of the Wly. 1035 ft. of	6	08-3313-3200-0500
5	Nly 415 ft. of the Ely. 1035 ft. of	"	08-3313-3200-0400
5	Sly 415 ft. of the Wly. 1035 ft. of	6	08-3313-3200-0600
5	Nly 415 ft. of the Wly. 1035 ft. of	"	08-3313-3200-1500
5	Sly 415 ft. of the Ely. 1035 ft. of	7	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	9	08-3313-3200-3400
5	Sly 415 ft. of the Wly. 1035 ft. of	10	08-3313-3200-4500
5	Nly 415 ft. of the Ely. 1035 ft. of	"	08-3313-3200-4600
5	Sly 415 ft. of the Ely. 1035 ft. of	12	08-3313-3200-3200
5	Nly 415 ft. of the Wly. 1035 ft. of	"	08-3313-3200-2900
5	Nly 415 ft. of the Ely. 1035 ft. of	13	08-3313-3200-1300
5	Sly 415 ft. of the Ely. 1035 ft. of	"	08-3313-3200-1200
5	Nly 415 ft. of the Wly. 1035 ft. of	14	08-3313-3200-1900
5	Sly 415 ft. of the Ely. 1035 ft. of	"	08-3313-3200-1800
5	Nly 415 ft. of the Wly. 1035 ft. of	14	08-3313-3200-0200
5	Sly 415 ft. of the Wly. 1035 ft. of	15	08-3313-2900-5600
5	Nly 415 ft. of the Wly. 1035 ft. of	"	08-3313-2900-4600
5	Sly 415 ft. of the Wly. 1035 ft. of	16	08-3313-2900-3500
5	Nly 415 ft. of the Wly. 1035 ft. of	17	08-3313-2900-3100
5	Sly 415 ft. of the Ely. 1035 ft. of	"	08-3313-2900-3600
5	Nly 415 ft. of the Wly. 1035 ft. of	18	08-3313-2900-4200
5	Sly 415 ft. of the Wly. 1035 ft. of	"	08-3313-2900-4100
5	Nly 415 ft. of the Wly. 1035 ft. of	18	08-3313-2900-2600
5	Sly 415 ft. of the Wly. 1035 ft. of	19	08-3313-2900-3200
5	Nly 415 ft. of the Wly. 1035 ft. of	"	08-3313-2900-1500
5	Sly 415 ft. of the Wly. 1035 ft. of	19	08-3313-2900-2200
5	Nly 415 ft. of the Wly. 1035 ft. of	20	08-3313-2900-2100
5	Sly 415 ft. of the Wly. 1035 ft. of	"	08-3313-3000-2700
6	The Wly. 415 ft. of	2	08-3313-3000-4700
6	The Wly. 415 ft. of the Ely. 830 ft. of	"	08-3313-3000-4800
6	The Ely. 415 ft. of	2	08-3313-2100-0900
6	All of Lot 10, except the South 1233 ft. and the West 400 ft.	Lot 11	08-3313-2800-1000
6	The Ely. 400 ft. of the South 1/2 of	Lot 11	08-3313-2800-0900
6	The Wly. 400 ft. of the South 1/2 of	"	08-3313-2200-0400
6	All of Lot 14, except the South 1233 ft. and the West 400 ft.	Lot 15	08-3313-2700-0600
6	The East 400 of the South 1233 ft. of	Lot 15	

4359

LOT DESCRIPTION

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	08-3313-2800-2000
7	Nly 415 ft. of the Wly. 1035 ft. of	2	08-3313-2900-2300
7	Nly 415 ft. of the Ely. 1035 ft. of	2	08-3313-2900-2400
7	Nly 415 ft. of the Wly. 1035 ft. of	2	08-3313-2800-2700
7	Nly 415 ft. of the Ely. 1035 ft. of	3	08-3313-2800-4000
7	Sly 415 ft. of the Ely. 1035 ft. of	3	08-3313-3200-0100
7	Nly 415 ft. of the Wly. 1035 ft. of	6	08-3313-3300-1500
7	Sly 415 ft. of the Ely. 1035 ft. of	6	08-3313-3300-1600
7	Nly 415 ft. of the Wly. 1035 ft. of	7	08-3313-3200-2000
7	Sly 415 ft. of the Ely. 1035 ft. of	7	08-3313-3200-2100
7	Nly 415 ft. of the Wly. 1035 ft. of	8	08-3313-3200-3000
7	Sly 415 ft. of the Ely. 1035 ft. of	8	08-3313-3200-3500
7	Nly 415 ft. of the Wly. 1035 ft. of	9	08-3313-3300-3500
7	Sly 415 ft. of the Ely. 1035 ft. of	9	08-3313-3300-3600
7	All of Lot 11, except the Nly 415 ft. of	10	08-3313-3300-4500
7	Nly 415 ft. of the Wly. 1035 ft. of	10	08-3313-3300-4600
7	Wly 1035 ft. of the Wly. 1035 ft. of	11	08-3313-3300-4300
7	Wly 1035 ft. of the North 1/2 of	13	08-3313-3300-4700
7	All Lot 19, except the Nly 415 ft. of	17	08-3313-3300-2700
7	Sly 415 ft. of the Wly. 1035 ft. and the Wly. 1035 ft.	18	08-3313-2800-5100
7	Ely 500 ft. of the Wly. 1035.01 ft. measured along So Line, 20	18	08-3313-2800-3900
7	All Lot 20, except the Wly. 1535.01 ft. measured along South Line	19	08-3313-2800-3000
9	The Wly. 510 ft. of	19	08-3313-2800-2900
10	Sly 415 ft. of the Wly. 1035 ft. of	1	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	5	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 Wly. 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 Ely. 1035 ft. of	11	08-3313-3400-2900
10	Nly 415 ft. of the Wly. 1035 ft. of	12	08-3313-3400-2100
10	Sly 415 ft. of the Ely. 1035 ft. of	14	08-3313-3400-2000
10	Sly 415 ft. of the Wly. 1035 ft. of	14	08-3313-3400-0500
10	Nly 415 ft. of the Wly. 1035 ft. of	14	08-3313-3400-0700
10	South 415 ft. of the Ely. 1035 ft. of	15	08-3313-3400-0600
10	South 415 ft. of the North 1520.24 of the West 1035 ft.	16	08-3313-2700-6200
10	South 435.4 ft. of the West 1035 ft.	16	08-3313-2700-6100

LOT	DESCRIPTION	QTY	UNIT PRICE	TOTAL
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LOT DESCRIPTION		ASSESSOR PARCEL NO.
11 East 575 ft. of the West 1035 ft., measured along North line, Lot 1	1	08-3313-2800-1400
11 Beginning at the Northeast corner of Lot 2; thence West along the North line of said Lot, 630 ft; thence South to the Easterly line of the North line Beginning at a point which bears S. 35°57'32" W. 1000 ft. and thence N. 54°02'28" W. 400 ft. from the most Easterly corner of Lot 3; thence S. 34°23'58" W. to a point on the Westerly line of Lot 3; S. 35°57'32" W. from the point of beginning, thence N. 35°57'32" E. to the point of beginning.	2	08-3313-2700-2200
11 The Sely. 415 ft. of the Nely. 975 ft. of	3	08-3313-2700-2600
11 All Lot 5, except the Nely. 415 ft. and the Nely 975 ft.	4	08-3313-2700-3100
11 Beginning at a point that is S. 89°59'20" E. 480 ft. and South 800 ft. exterior lines of said Lot to a point that is West of the point of beginning; thence East to the point of beginning.	5	08-3313-2700-3600
12 The North 460 ft. of the West 1/2 of	10	08-3313-2700-1300
12 The South 460 ft. of the West 1/2 of	2	08-3313-3400-0800
12 The South 460 ft. of the West 1/2 of	3	08-3313-3400-1800
14 West 415 ft. of the South 1037.5 ft. of	4	08-3313-3400-2700
14 West 415 ft. of the North 1037.5 ft. of	5	08-3313-3400-3500
14 East 415 ft. of the North 1037.5 ft. of	3	08-3313-2600-1600
14 East 415 ft. of the South 1037.5 ft. of	4	08-3313-2600-0700
14 SLY. 415 ft. of the North 1037.5 ft. of	4	08-3313-2600-0800
14 All Lot 10, except the Nely. 1035 ft. of	5	08-3313-2600-1300
14 All Lot 10, except the North 400 ft. and the West 1035 ft.	9	08-3313-2500-1000
15 The North 430 ft. of the West 1059.15 ft. of	10	08-3313-2500-3400
15 North 415 ft. of the East 1/2 of	10	08-3313-2500-4200
15 North 400 ft. of the East 1062.18 ft. of	3	08-3313-2500-0400
	3	08-3313-2500-0500
	6	08-3313-2500-3000
	7	08-3313-2500-3800

ASSESSOR PARCEL NO.

4361

BLK. NO.	LOT DESCRIPTION	LOT	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	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 to Lot; thence Southerly along the Westerly line of said Lot to the point of beginning; thence East to the point of beginning.	1	08-3313-2300-1500
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 along the exterior lines of the Lot; thence Southerly along the East line of beginning. Lot; thence Southerly along the East line of beginning. Lot; thence South to the point of beginning. North and 700 ft. West of the said Lot to the point of beginning.	1	08-3313-2300-1600
16	Beginning at a point of Lot 2; thence North to the Northerly Southeast corner of Lot 2; thence North 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 West 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 the West 990 ft., measured along North line of	"	"
16	The East 500 ft. of the North line of Lot 4 which is 560 ft.	"	"
16	Beginning at a point on the Northeast corner thereof; thence South 850.11 ft; thence West to the Easterly line of White Ash Lane; thence North-ly and Westerly along said Lot; thence North to the North line of said Lot; thence East 550 ft. to the point of beginning. West along the	4	08-3313-2400-4200
16	Beginning at the Northeast corner of Lot 4; thence 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.	4	08-3313-2400-4100
16	The North 550 ft. of the West 900 ft. of	5	08-3313-2400-4000
16	The West 350 ft. of the West 750 ft. of	6	08-3313-2400-4900
16	The East 400 ft. of the Northeast corner of Lot 6; thence West along the North line of said Lot 941.48 ft; thence South 450 ft; thence East to the Easterly line of said Lot; thence Northeast-ly along said Easterly line to the point of beginning.	6	08-3313-2400-5100

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		
17	The North 900 ft. of the East 450 ft. of	1	08-3313-2200-1200
18	All Lot 1, except the West 1100 ft. and the South 490 ft.	5	08-3313-2300-2700
18	The South 490 ft. of Lot 1, except the West 1100 ft. thereof	1	08-3313-1300-1000
18	The West 1100 ft., except the South 415 ft. of	1	08-3313-1300-1100
18	The Sly. 415 ft. of the West 1100 ft. of	4	08-3313-1300-3400
18	The North 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 South 415 ft. of the East 1 1/2 of	5	08-3313-1300-4300
18	The South 415 ft. of the West 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 North 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 South 415.03 ft. of the East 1 1/2 of	7	08-3313-2400-0900
18	The South 415 ft. of the West 1 1/2 of	7	08-3313-2400-1000
18	The North 415 ft. of the West 1 1/2 of	7	08-3313-2400-0800
18	The North 415 ft. of the East 1 1/2 of	8	08-3313-2400-1600
18	The East 500 ft. of the West 1700 ft. of	8	08-3313-2400-1100
18	The East 400 ft. of the West 1200 ft. of	9	08-3313-2400-3600
18	The East 400 ft. of the West 800 ft. of	9	08-3313-2400-3500
18	The West 415 ft. of the North 1035 ft. of	9	08-3313-2400-3400
18	The East 415 ft. of the North 1035 ft. of	10	08-3313-2400-3300
18	The West 415 ft. of the South 1035 ft. of	10	08-3313-2400-1800
18	The West 415 ft. of the North 1035 ft. of	10	08-3313-2400-1700
18	The East 415 ft. of the North 1035 ft. of	11	08-3313-2400-3100
18	The East 415 ft. of the South 1035 ft. of	11	08-3313-2400-2000
18	The West 415 ft. of the South 1035 ft. of	11	08-3313-2400-1900
18	The West 415 ft. of the North 1035 ft. of	12	08-3313-2400-3000
18	The East 415 ft. of the North 1035 ft. of	12	08-3313-2400-2900
18	The West 415 ft. of the South 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	08-3313-2400-2700
18	The North 460 ft. of the South 1035 ft.	12	08-3313-2400-2800
18	The South 430 ft. of the South 890 ft. of	13	08-3313-2400-2500
18		13	08-3313-2400-2600

BLK. NO.

4363

LOT DESCRIPTION

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ASSESSOR PARCEL NO.

18	The South 410 ft. of Lot 14, except the East 1660 ft. thereof	Lot 14	08-3313-2400-0200
18	The West 415 ft. of the East 1660 ft. of	" 14	08-3313-2400-0300
18	The West 415 ft. of the East 1245 ft. of	" 14	08-3313-2400-0400
18	The East 415 ft. of the East 830 ft. of	" 14	08-3313-2400-0500
18	Beginning at the Northeast corner of Lot 15; thence South 415 ft.;	" 14	08-3313-2400-0600
18	thence West 1000 ft.; thence North to the Northerly line of said	" 14	
18	Lot; thence East along Northerly line to the point of beginning. " 15		08-3313-1300-5500
18	thence West 1000 ft.; thence South to the Southerly line of said	" 15	08-3313-1300-6000
18	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	" 15	
18	Northeast corner of Lot 15; thence South to the point of beginning. " 15		
18	of said Lot; thence West 1000 ft. from the	" 15	
18	thence Northerly along Westerly line of said Lot to a point West	" 15	
18	of the point of beginning; thence East to the point of beginning. " 15		
18	The East 1000 ft. of the North 415 ft. thereof of	" 16	08-3313-1300-5900
18	All Lot 16, except the North 415 ft. of	" 16	08-3313-1300-4500
18	The North 415 ft. of the East 1000 ft. and the East 1000 ft.	" 16	08-3313-1300-5000
18	The South 415 ft. of the East 1000 ft. of	" 17	08-3313-1300-4900
18	The North 415 ft. of the East 1000 ft. of	" 17	08-3313-1300-3500
18	of the East 1000 ft. of	" 18	08-3313-1300-4000
18	of the East 1000 ft. of	" 18	08-3313-1300-2500

---END DESCRIPTIONS---

KLAMATH COUNTY TITLE CO.

By:

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co.
11th day of March A.D. 1981 at 11:30 o'clock A.M., and
 duly recorded in Vol. MB1 of MC on Page 356.

Fee \$28.00

By Edw. A. Blinn, County Clerk

EVLYN BIEHN, County Clerk