

OF

10

AMENDED

TRUSTEE'S NOTICE OF SALE

Vol. M81

Page

9333



Reference is made to that certain trust deed made, executed and delivered by Donald E. and Anita J. Struble, as grantor, to Transamerica Title Insurance Company, as trustee, to secure certain obligations in favor of United States National Bank of Oregon, as beneficiary, dated October 24, 1972, recorded October 25, 1972, in the mortgage records of Klamath County, Oregon, in book ~~XXXXXX~~ No. M72 at page 12389, or as document/fee/file/instrument/microfilm No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 582 in Block 108 Mills Addition in the City of Klamath Falls
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:

Payment due February 1, 1980 in the amount of \$144.00 plus monthly payments thereafter, plus a service charge due February 1, 1980 in the amount of \$1.78 plus monthly service charges thereafter.

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:

Principle balance due \$10,866.82, plus interest from February 1, 1980 in the amount of \$697.26, plus a Foreclosure fee \$53.87, FHA Insurance \$9.00, Reconveyance fee of \$15.00, Recording fees \$14.00, Escrow balance \$14.81, Foreclosure Report of \$85.00 plus attorney and Trustee fees. Total pay off of \$11,725.74 plus thereafter said date of October 24, monthly payments of principle and interest plus thereafter service charges plus attorney and trustee fees and costs hereafter.

A notice of default and election to sell and to foreclose was duly recorded October 17, 1980, in book M80 at page 20301 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 16th day of June, 1981, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at steps of Klamath County Courthouse, 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 County, Oregon, February 4, 1981.

BY Robert G. Klahn

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 Klamath County, Oregon, this 4th day of February, 1981.

ROBERT KLAHN
P.O. Box 5050
K Falls OR

Robert G. Klahn

Attorney for said Trustee

RI MAY 27 AM 10 57

SHERIFF'S RETURN OF SERVICE

9334

STATE OF OREGON)
) ss.
County of Klamath)

Court Case No. _____

Sheriff's Case No. 81-835

I hereby certify that I received on February 11, 1981 the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
() Subpoena () Citation () Order () Motion () Affidavit
() Small Claim () Restraining Order () Show Cause Order () Notice
() Writ of Garnishment () Order of Appearance () Waiver of fees

AMENDED

(x) TRUSTEE'S NOTICE OF SALE

for service on the within named: Pacific Power and Light Co.

() SERVED _____ personally and in person.
at _____

() SUBSTITUTE SERVICE - By leaving a true copy with _____,
a person over the age of fourteen years, who resides at the place of abode of the within named, at said
abode: _____

() OFFICE SERVICE - By leaving a true copy with _____,
the person in charge of the office maintained for the conduct of business by

(x) By leaving a true copy with Jim Marquis, Office Supervisor of said corporation.

() OTHER METHOD _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
the within named: _____
within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: February 11, 1981 3:20 p.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By Karen L. Herman
Deputy

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

27th day of May A.D., 1981 at 10:57 o'clock A M., and duly recorded in

Vol M81 of Mtg. on page 9333.

EVELYN BIEHN
COUNTY CLERK

Fee \$ 7.00

By Debra Ransley deputy