

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(COPY OF NOTICE TO BE PASTED HERE)

I, Sarah L. Parsons, Office
Manager
being first duly sworn, depose and say that
I am the principal clerk of the publisher of
the Herald & News

a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the #574 - Trustee Sale (Khanji)

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four
~~successive and consecutive weeks & days~~

(4 insertion s) in the following issue s: —

Apr. 9, 1981

Apr. 16, 1981

Apr. 23, 1981

Apr. 30, 1981

Total Cost: \$210.00

Sarah L. Parsons

Subscribed and sworn to before me this 30
day of April 19 81

Lita Backa
Notary Public of Oregon

My commission expires Jan 15, 1982

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made, executed and
delivered by CHARLES V
KHANJI, as grantor, to
TRANSMERICA TITLE IN-
SURANCE COMPANY, as trustee,
to secure certain obligations in
favor of WELLS FARGO REALTY
SERVICES, INC., as beneficiary,
dated January 19, 1979, recorded
April 25, 1979, in the mortgage
records of Klamath County, Or-
egon, in book No. M79, at page
9317, covering the following de-
scribed real property situated in
said county and state, to-wit: Lot
31, Block 40, Tract No. 1184,
OREGON SHORES UNIT NO. 2,
FIRST ADDITION, in the County
of Klamath, State of Oregon.
Both the beneficiary and the
trustee have elected to sell the said
real property to satisfy the obliga-
tions secured by said trust deed
and to foreclose said deed by
advertisement and sale; the de-
fault 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:
Monthly installments heretofore
becoming due and payable under
the terms of said trust deed and
the obligation secured thereby for
the payment of principal, interest,
and monthly requirements for
assessments, insurance pre-
miums, and other charges due and
payable with respect to said
property in the total sum of
\$427.70, including the last such
monthly payment of \$75.74 due on
January 1, 1981 and also including
\$49.00 due for assessment.
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 pay-
able, said sums being the follow-
ing to-wit:
\$5,910.26, plus interest thereon at
the rate of 5 percent per annum,
from August 1, 1980 until paid; and
all costs expended by the
beneficiary pursuant to the terms
of said trust deed.
A notice of default and election to
sell said real property was duly
recorded January 26, 1981, in book
M81 at page 1187 of said mortgage
records, reference thereto hereby
being expressly made.
**WHEREFORE, NOTICE
HEREBY IS GIVEN** That the
undersigned trustee will on Mon-
day, the 22nd day of June, 1981, at
the hour of 10 o'clock, A.M., at
the front of 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 or his successors, in
interest acquired after the execu-
tion of said trust deed, to satisfy
the foregoing obligations thereby
secured and the costs and ex-

penses of sale, including a reason-
able 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" in-
cludes 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 suc-
cessor in interest of the
beneficiary named in the trust
deed.

DATED at Portland, Oregon,
January 30, 1981
BERTRAND J. CLOSE
Successor Trustee
Stoel, Rives, Boley, Fraser and
Wyse, Attorneys for Successor
Trustee
900 S.W. Fifth Avenue
Portland, Oregon 97204
Telephone: 224-3380
#574 Apr 9, 16, 23, 30, 1981

STATE OF OREGON,
County of Klamath
Filed for record at request of

on this 17th day of June A.D. 19 81
at 9:17 o'clock A M, and duly
recorded in Vol. M81 of Mtg.
page 10820

EVELYN BIEHN, County Clerk
Bud. L. O'Connell Deputy

Fee \$3.50

AFTER RECORDING RETURN TO:
Stoel, Rives, Boley, Fraser And Wyse
900 S. W. Fifth Avenue
Portland, Oregon 97204
MR. CLOSE