

920

TRUSTEE'S NOTICE OF SALE

Vol. MB1 Page 10827Reference is made to that certain trust deed made, executed and delivered by JOSEPHINE P. GARCIA and FLORANTE GARCIA

TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to obligations in favor of WELLS FARGO REALTY SERVICES, INC., as trustee, to secure certain dated February 5, 1979, recorded March 16, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-79 at page 6005, covering the following described real property situated in said county and state, to-wit:

Lot 38, Block 30, 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 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:

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 premiums and other charges due and payable with respect to said property in the total sum of \$629.32, including the last such monthly payment of \$72.54 due on January 15, 1981, and also including \$49.00 due for assessments.

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:

\$5,360.29, plus interest thereon at the rate of 8.5 percent per annum from May 15, 1980, until paid, and all sums expended by the beneficiary pursuant to the terms of said trust deed.

A notice of default and election to sell and to foreclose was duly recorded January 26, 1981, in book M-81 at page 1201 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Monday, the 22nd day of June, 1981, at the hour of 10:00 o'clock, A. M., Standard Time, as established by Section 187.10, Oregon Revised Statutes, at front door 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 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 Portland, Oregon, January 30, 1981.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of June A.D., 1981 at 9:18 o'clock A M., and duly recorded in Vol. MB1 of Mtg. on page 10827.

Fee \$ 3.50

DATED at Portland, Oregon, this 17 day of June, 1981.

Stoel, Rives, Boley, Fraser And Wyso
900 S. W. Fifth Avenue
Portland, Oregon 97204
MR. CLOSE

EVELYN BIEHN
COUNTY CLERK
By Debra Gagne Deputy
Attorney for said Trustee

81 JUN 17 AM 9 18