

8116

TRUSTEE'S NOTICE OF SALE

Vol. M82 Page 263

Reference is made to that certain trust deed made, executed and delivered by MARY L. HOWARD

TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to obligations in favor of C.I.T. FINANCIAL SERVICES, INC., as trustee, to secure certain dated July 20, 1978, recorded July 25, 1978, in the mortgage records of Klamath County, Oregon, in ~~book~~ volume No. M78 at page 16198 ~~XXXX~~ ~~XXXX~~ covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, 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:

\$ 21.00 due March 2, 1981
170.00 due April 2, 1981
170.00 due May 2, 1981
170.00 due June 2, 1981
170.00 due July 2, 1981
170.00 due August 2, 1981
170.00 due September 2, 1981

Failure to pay 1978-79, 1979-80 and 1980-81 real property taxes

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:

\$6,897.28, plus interest from June 17, 1981.

A notice of default and election to sell and to foreclose was duly recorded September 4th, 1981, in book M81 at page 15764 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, January 12th day of 1982, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Room 204, 540 Main Street 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 reinsured 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, September 3, 1981

William J. Sedore

State of Oregon, County of

Successor Trustee

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

STATE OF OREGON; COUNTY OF KLAMATH: ss.

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

8 day of January A.D., 1982 at 2:17 o'clock p.M., and duly recorded in

Vol. M 82 of Mtge on page 263.

Fee \$4.00

EVELYN BIEHN
COUNTY CLERK

By *James McArthur* Deputy