

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by MARIANNE BOURGEOIS, husband and wife, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, to secure certain obligations in favor of MARTIN DEVELOPMENT CORPORATION, as beneficiary, dated August 16, 1978, recorded September 16, 1978, in the mortgage records of Klamath County, Oregon, in book M-78 at page 20207, or as file number ----- (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 8 in Block 5 of Pinecrest, Tract 1093, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Said Klamath County Title Company has resigned as such Trustee and the beneficiary has appointed Michael C. Miller as Successor Trustee under said Deed of Trust.

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:

the principal amounts of the monthly installments due each and every month for the period commencing November 13, 1978 to and including June 17, 1980, plus monthly installments of \$114.07 for the period commencing July 13, 1980 to and including November 13, 1981. Together with real property taxes for the years 1978-79 and 1980-81.

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:

\$10,245.75, plus interest thereon at the rate of 8.5% per annum from October 17, 1981 until paid.

A notice of default and election to sell and to foreclose was duly recorded at page ----- of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Monday 29th day of March, 1982, at the hour of 9:00 o'clock, A.M., Standard Time, as established by Section 187.110 Oregon Revised Statutes, at front steps of the 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 Falls, Oregon, November 24, 1981

Rel Michael Miller
210 N 4th

Michael C. Miller
MICHAEL C. MILLER
Successor 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3 day of March A.D., 1982 at 8:36 o'clock A M., and duly recorded in

Vol M 82, of Mtge on page 2656.

Fee \$ 4.00

EVELYN DIEHN

COUNTY CLERK
By *[Signature]* deputy