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TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by ROUND LAKE PROPERTIES, INC., an Oregon Corporation, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, to secure certain obligations in favor of DAVID M. MONSCHIEN & CHARLES E. MONSCHIEN, dba THE BUILDERS, as beneficiary, dated 17 July, 1980, recorded July 18, 1980, in the mortgage records of Klamath County, Oregon, in book M 80 at page 13389, or as file number 87082, ~~XXXXXX~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lots 10 and 12, Block 2; Lots 13, 27, and 29, Block 3; Tract No. 1046, Round Lake Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Lot 12, Block 12 was reconveyed on September 15, 1981.

Michael C. Miller has been appointed Successor Trustee.

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:

\$71,428.50 due July 17, 1981.

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:

\$71,428.50.

A notice of default and election to sell and to foreclose was duly recorded October 27, 1981, in book M-81 at page 18748 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 19th 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 Klamath County Courthouse, 316 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 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 4, 1981.

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 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

3 day of March A.D., 1982 at 8:37 o'clock A M., and duly recorded in

Vol M 82 of Mtge on page 2660.

Fee \$ 4.00.

EVELYN BIEHN
COUNTY CLERK

By Joyce K. Miller deputy

Ret Michael Miller
20/4/82
20/4/82