

10349

## TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by WESTERN FRONTIERS,  
by EDDIE R. WILLIAMS, a General Partner TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to  
obligations in favor of WELLS FARGO REALTY SERVICES, INC., as trustee, to secure certain  
dated May 10, 1978, recorded July 31, 1978, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M-78 at page 16552, or as  
document/fee/file/instrument/microfilm No. \_\_\_\_\_ (indicate which), covering the following described real  
property situated in said county and state, to-wit:

Lot 56, Block 24, Tract No. 1113, OREGON  
SHORES, UNIT 2, 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 assess-  
ments, insurance premiums and other charges due and payable with  
respect to said property in the total sum of \$829.91, including the  
last such monthly payment of \$60.07 due on November 1, 1981, and  
also including the sum of \$49 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:

\$4,125.45, plus interest thereon at the rate of 8 percent per annum  
from October 1, 1980 until paid, and all sums expended by the bene-  
ficiary pursuant to the terms of said trust deed.

A notice of default and election to sell and to foreclose was duly recorded November 30, 1981, in book  
M-31 at page 20556 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Monday, the  
19th day of April, 1982, at the hour of 10:00 o'clock, A.M., Standard Time,  
as established by Section 197-110, 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 pro-  
ceeding 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" in-  
cludes any successor in interest of the beneficiary named in the trust deed.

DATED at Portland, Oregon, December 4, 1981.

Robert J. Clark  
Successor Trustee

State of Oregon, County of \_\_\_\_\_, ss:

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 fore-  
going is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at AFTER RECORDING RETURN (Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Stoel, Rives, Boley, Fraser and Wyse  
900 S. W. Fifth Avenue  
Portland, Oregon 97204

Attorney for said Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss

I hereby certify that the within instrument was received and filed for  
record on the 29 day of March A.D., 1982 at 9:13 o'clock A M  
and duly recorded in Vol. M-82, of \_\_\_\_\_ Mtge \_\_\_\_\_ on page 3856

FEE \$4.00

EVELYN BIEHL COUNTY CLERK  
by Joe McArthur Deputy