

10354

## TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by SAMUEL LEWIS KNOX, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., as beneficiary, dated April 24, 1979, recorded July 24, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M79 at page 17499, or as Document/fee/Title Instrument/enclosure No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 17, Block 31, 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 \$831.15, including the last such monthly installment of \$80.35 due on November 1, 1981, and also including the sum of \$103 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:

\$5,702.93, plus interest thereon at the rate of 8.5 percent per annum from February 1, 1981 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 November 30, 1981, in book M-81 at page 20600 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 187.110, 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 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, December 4, 1981.

Bernard J. Clark  
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.

DATED at \_\_\_\_\_, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

AFTER RECORDING RETURN TO:  
Stoel, Rives, Bailey, Fraser And Wyso  
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 3862

EVELYN BLEHN COUNTY CLERK  
by Evelyn Blehn Deputy

FEE \$4.00

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