

14089

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## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by LOUIS B. PONDELLA, as grantor, to Transamerica Title Insurance Company, as trustee, to secure certain obligations in favor of ALBERT S. BONURA and ANNA R. BONURA, as beneficiary, dated December 8, 1981, recorded December 10, 1981, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-81 at page 21203, 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 12, Block 1, Tract 1085, Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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:

Payments in the sum of \$1,109.60

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:

|                           |                    |  |
|---------------------------|--------------------|--|
| Principal unpaid balance: | \$21,447.88        |  |
| Unpaid interest:          | 983.48,            | with interest thereon at 11% per annum |
|                           | <u>\$22,441.36</u> |  |

A notice of default and election to sell and to foreclose was duly recorded July 19, 1982 in book M82 at page 9187 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Monday, the 6th day of December, 1982, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 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, July 29, 1982.

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

2 day of August A.D., 1982 at 8:57 o'clock A M., and duly recorded in

Vol M 82 of Mtge on page 9792.

Fee \$ 4.00

EVELYN BIEHN

COUNTY CLERK

By [Signature] deputy

182 AUG 2 AM 8 57

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Ret  
wm Brown  
411 Pine  
K Falls

[Signature]  
Trustee