

OL

15405

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by CARL MARTIN MCCOY and ARLENE E. MCCOY, his wife, as grantor, to KLAMATH COUNTY TITLE CO., as trustee, in favor of FIRSTBANK MORTGAGE CORPORATION, a Washington corporation, as beneficiary, dated December 14, 1973, recorded December 20, 1973, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M73 at page 16220, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

The Southerly 75 feet of Lot 1, Gliengers Home Tracts, according to the plat thereof on file in the office of the County Clerk's Office, 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 a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly installments in the amount of \$203.70 due on September 1, 1981, and each month thereafter, until paid. There is also a late charge of \$7.83 for each late payment, until paid. Plus attorney's fees, trustee's fees and other costs and expenses associated with this foreclosure, including, without limit, foreclosure title report, expenses, service fees, recording costs, publication costs.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$17,534.00 with interest thereon at the rate of 8-1/2% per annum from August 1, 1981, until paid. Plus attorney's fees, trustee's fees and other costs and expenses associated with this foreclosure, including, without limit, foreclosure title report, expenses, service fees, recording costs, publication costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 22, 1982, at the hour of 11:30 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front Door of the 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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

In construing this notice, 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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED April 15, 1982

FREDERICK L. DECKER

Trustee

State of Oregon, County of Linn, ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740(2) or ORS 86.750(1), fill in opposite the name and address of party to be served

SERVE:

AFTER RECORDING RETURN TO
FREDERICK L. DECKER
ATTORNEY AT LAW

P.O. BOX 516, ALBANY, OR 97321

12015

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TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by CARL MARTIN MCCOY and ARLENE E. MCCOY, his wife, as grantor, to KLAATHAM COUNTY TITLE CO., as trustee in favor of FIRSTBANK MORTGAGE CORPORATION, a Washington corporation, as beneficiary, dated December 14, 1973, recorded December 20, 1973, in the mortgage records of Klamath County, Oregon, in book 6628, volume No. 1473 at page 16228, covering the following described real property situated in said county and state, to-wit:

The Southerly 75 feet of Lot 1, Giengers Home Tracts, according to the plat thereon on file in the office of the County Clerk's Office, 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 a notice of default has been recorded pursuant to Section 86.745(3), of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay, when due the following sums:

Monthly installments due in the amount of \$203.70 on September 1, 1981, and each month thereafter, until paid; There is also a late charge of \$7.83 for each late payment; until paid; Plus attorney's fees, trustee's fees and other costs and expenses associated with this foreclosure, including without limit, foreclosure title report expenses, service fees, recording costs, publication costs.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$17,324.00 with interest thereon at the rate of 8-1/2% per annum from August 1, 1981, until paid; Plus attorney's fees, trustee's fees and other costs and expenses associated with this foreclosure, including without limit, foreclosure title report, expenses, service fees, recording costs, publication costs.

WHEREFORE, notice hereby is given that the undersigned trustee will sell on September 22, 1982, at the hour of 11:30 o'clock, A.M., Second Day Time, as established by Section 187.110, Oregon Revised Statutes, at, Front Door of the 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 desiring to bid \$100.00 or Oregon Revised Statutes has the right to have the foreclosure proceedings dismissed and the trust deed reinstated, by payment to the beneficiary of the entire amount of due (other than such portion of said principal) as would not then be due (had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

In construing this notice, 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 and any other person owing an obligation the performance of which is secured by said trust deed; the word "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED April 15, 1982.
FREDERICK L. DECKER,
Trustee

7/22-7/24 July 10, 15, Aug. 10, 1982

SHERIFF'S RETURN OF SERVICE

12016

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 82-1886

I hereby certify that I received on April 22, 1982 the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
 () Subpoena () Citation () Order () Motion () Affidavit
 () Small Claim () Restraining Order () Show Cause Order () Notice
 () Writ of Garnishment () Order of Appearance () Waiver of fees

(x) TRUSTEE'S NOTICE OF SALE

for service on the within named: Carl Martin McCoy & Arlene E. McCoy

(x) SERVED Carl Martin McCoy & Arlene E. McCoy personally and in person.
 at 3112 Washburn Way, Klamath Falls, OR 97601

() SUBSTITUTE SERVICE - By leaving a true copy with _____,
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: _____

() OFFICE SERVICE - By leaving a true copy with _____,
 the person in charge of the office maintained for the conduct of business by

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: _____
 within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: April 26, 1982 9:30 a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By [Signature] Deputy

AFTER RECORDING RETURN TO
 FREDERICK L. DECKER
 ATTORNEY AT LAW
 P O BOX 515, ALBANY, OR. 97321

STATE OF OREGON; COUNTY OF KLAMATH; ss

I hereby certify that the within instrument was received and filed for
 record on the 13 day of Sept A.D., 1982 at 8:54 o'clock A M
 and duly recorded in Vol M 82, of Mtge on page 12014

FEE \$ 12.00

EVEDYN BIEHN COUNTY CLERK
 by [Signature] Deputy