

OL

15406

TRUSTEE'S NOTICE OF SALE

Vol. mnv Page 12012Reference is made to that certain trust deed made by CARL MARTIN McCOY and ARLENE E.McCOY, his wifeKLAMATH COUNTY TITLE CO.in favor of FIRSTBANK MORTGAGE CORPORATION, a Washington corporation, as trustee,dated December 14, 1973, recorded December 20, 1973, in the mortgage records ofKlamathCounty, Oregon, in book/reel/volume No. M73 at page 16220

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, Giengers 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 11:32 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

133.54 DUEState 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: _____

Executed 4-27-1982 on Carolyn Hays - Wife

12018

by delivering to Her a copy of the within summons.

JAMES D. GREENE, Sheriff J.C. Ky.

By Jeff Barbs D.S.

I, Jeff Barbs, BEING FIRST DULY CAUTIONED AND SWORN, STATE THAT I AM A DEPUTY SHERIFF OF JEFFERSON COUNTY; THAT ON THE 27th DAY OF April, 1982, I SERVED THE WITHIN NAMED Carolyn Hays (Wife) BY DELIVERING TO HIM/HER PERSONALLY A TRUE COPY OF THE WITHIN SUMMONS, COMPLAINT, OR OTHER INITIATING DOCUMENT(S). THE TIME OF SERVICE WAS 6:55 PM. THE PLACE OF SERVICE WAS 1405 Community Way.

Jeff Barbs D.S.

STATE OF KENTUCKY }
COUNTY OF JEFFERSON } S.S.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF April, 1982, BY Jeff Barbs
MY COMMISSION EXPIRES: 8-3-83

Martha Hays
NOTARY PUBLIC, STATE AT LARGE
KENTUCKY (Signature)

PLEASE BE ADVISED THAT NOTORIAL CERTIFICATES CAN BE OBTAINED DIRECTLY FROM THE JEFFERSON COUNTY CLERK. MAKE CHECK OF \$3.50 PER CERTIFICATE PAYABLE TO:

JEFFERSON COUNTY CLERK
208 COURT HOUSE
LOUISVILLE, KENTUCKY 40202

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 and duly recorded in Vol M 82, of Mtge on page 12017

FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
by John M. Oliver Deputy