

K-35727

OL 17018

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by JERALD P. FLOWER and DONNA GEAN FLOWER, husband and wife, as grantor, to SANTIAM ESCROW, INC., an Oregon Corporation, as trustee, in favor of INVESTORS MORTGAGE CO., An Oregon Corporation *, as beneficiary, dated March 12, 1981, recorded March 23, 1981, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M81 at page 5247, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

E½ of Lot 5 in Block 3 of First Addition to Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

*Beneficiary assignment to Harold Relf and Grace Relf, husband and wife, recorded April 6, 1981 in Vol. M81, Pg. 6149, Klamath County Records.

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:

\$207.48 per month for the months of June, July, August, September and October, 1982, or a total of \$1,037.40, plus late fee charges in the sum of \$23.50.

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:

\$13,831.79 together with interest thereon at the rate of 18% per annum from May 18, 1982 until paid, plus \$23.50 late fees. (See Extension of Trust Deed, recorded Oct. 19, 1981, in Vol M81, Pg 18269, Mortgage Records of Klamath County, Or., for change of interest rate.)

WHEREFORE, notice hereby is given that the undersigned trustee will on March 31, 1983, at the hour of 9:30 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the 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 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 November 5, 1982 SANTIAM ESCROW, INC.,
an Oregon Corporation

By: Quetta A. Terrell
President 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 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: _____

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

8 day of Nov A.D., 1982 at 3:18 o'clock P M., and duly recorded in

Vol M82 of Mtge on page 14879

Fee \$ 4.00

EVELYN BIEHN
COUNTY CLERK

By: Joyce McLean deputy