

18332

17665

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICESTATE OF OREGON, County of Klamath, ss:I, Julie Beebe, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME

ADDRESS

G. Robert Lecklider

3524 Pine Grove Road, Klamath Falls, Oregon
97601

Nancy C. Lecklider

3524 Pine Grove Road, Klamath Falls, Oregon
97601

Lot 4 Blk 20 Tr. 1113 Oregon Shores Unit 2 Tr. 1113

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

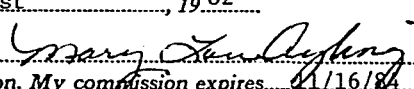
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Andrew A. Patterson, Assistant Secretary

~~attorney~~ for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on August 12, 1982. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.


Julie Beebe

Subscribed and sworn to before me this 12th day of August, 1982


Notary Public for Oregon. My commission expires 11/16/84

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF
SALE TO GRANTOR, SUCCESSOR IN INTEREST TO
GRANTOR, AND PERSON REQUESTING NOTICE

RE: Trust Deed from

G. Robert & Nancy C. Lecklider

Grantor

TO

Transamerica Title Insurance Co.

Trustee

AFTER RECORDING RETURN TO

T/A - Julie

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock M. and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Mortgages of said County.

Witness my hand and seal of County affixed.


(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

NAME

TITLE

By _____

Deputy

17666 

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by G. ROBERT LECKLIDER and NANCY C. LECKLIDER, as grantor, to Transamerica Title Insurance Company, as trustee, to secure certain obligations in favor of Wells Fargo Realty Services, Inc., a California Corporation, as beneficiary, dated July 15, 1978, recorded September 21, 1978, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-78 at page 20892, or as ~~document for the Government of the State of Oregon~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 4 in Block 20 of Tract 1113—Oregon Shores—Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of said County.

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 of principal and interest due December, 1981, January, February, March, April, May and June, 1982 in the amount of \$66.79 each; and subsequent installments in like amounts; and subsequent installments of assessment dues under the terms and provisions of the Note and Deed of Trust

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: \$4,616.91 plus interest thereon from November 1, 1981 at the rate of (8.0%) EIGHT PERCENT PER ANNUM UNTIL PAID, and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed of Trust

A notice of default and election to sell and to foreclose was duly recorded August 11, 19 82, in book M-82 at page 10361 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 14th day of December, 19 82, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance to 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 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, August 11, 19 82.

TRANSAMERICA TITLE INSURANCE COMPANY, INC.

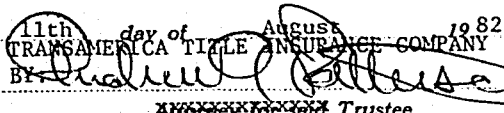
By 
Trustee

State of Oregon, County of Klamath, Assistant Secretary

I, the undersigned, certify that I am the ~~attorney for~~ ^{Assistant Secretary} 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 Klamath Falls, Oregon, this 11th day of August, 19 82.

TRANSAMERICA TITLE INSURANCE COMPANY INC.

By 
Attorney for said Trustee

10/3/79

17662

AFFIDAVIT OF MAILING NOTICE OF SALE IN LIEU OF SERVICE

STATE OF OREGON, County of Klamath, ss:I, Julie Beebe, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME	ADDRESS
John Ketarbus, doing business as Jefferson State Janitorial	P. O. Box 1362 Klamath Falls, OR 97601
Doris Ketarbus, doing business as Jefferson State Janitorial	P. O. Box 1362 Klamath Falls, OR 97601

The foregoing includes any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the interest of the trustee in the trust deed if the lien or interest appears of record or the trustee or the beneficiary has actual notice of the lien or interest, and upon whom after reasonable efforts service could not be made pursuant to ORS 87.640(2).

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Andrew A. Patterson, Assistant Secretary, ~~attorney~~ for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on September 14, 19 82. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 90 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

JULIE BEEBE

Subscribed and sworn to before me this 14th day of September, 19 82.

(SEAL)

Mary Lou Ogling
Notary Public for Oregon. My commission expires 11/16/84.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING
TRUSTEE'S NOTICE OF SALE
IN LIEU OF SERVICE

RE: Trust Deed from

Lecklider

Grantor

TO

Transamerica Title Insurance Company

Trustee

AFTER RECORDING RETURN TO

Transamerica Title Insurance Co.
600 Main Street
Klamath Falls, OR 97601
Attent: Julie Beebe

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____ 19_____, at _____ o'clock _____ M. and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____

Deputy

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

10/3/79

17668

PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE UPON PERSON HAVING A LIEN OR INTEREST
SUBSEQUENT TO THE TRUSTEE AND TRUSTEE'S INSTRUCTIONS RELATIVE THERETO (90-Day Notice)

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of Klamath

SS.

I, the undersigned Trustee, being first duly sworn, depose and say:

The person to be served named below is any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the interest of the trustee in the trust deed described in said Notice of Sale, if such lien or interest appears of record or the trustee or the beneficiary has actual notice of such lien or interest.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7 D.(2) and 7 D.(3), upon the following person or persons:

NAME OF PERSON TO BE SERVED

ADDRESS

State of Oregon, Department of Revenue

403 Pine, K. Falls, OR 97601

South Valley State Bank

5215 South 6th Street, K. Falls, OR 97601

Frederick D. Ehlers and Helen Ann Ehlers

Route 5, Box 1403 Sunset Beach, K. Falls
OR 97601

Service must be made at least 90 days before the date fixed for the trustee's sale in the Notice of Sale attached hereto. The last day for service is December 14, 1982.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

TRANSAMERICA TITLE INSURANCE COMPANY

BY: Andrew A. Patterson, Assistant Secretary

Subscribed and sworn to before this 10th day of September, 1982.

Notary Public for Oregon

My commission expires: 2/14/85

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF
SERVICE OF TRUSTEE'S NOTICE OF SALE
(90-Day Notice per ORS 86.740(2))

RE: Trust Deed from

Lecklider

Grantor

TO

Transamerica Title Insurance Co.

Trustee

AFTER RECORDING RETURN TO

T/A Julie

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } SS.

I certify that the within instrument was received for record on the day of 1982, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE UPON PERSON HAVING A LIEN OR INTEREST
SUBSEQUENT TO THE TRUSTEE AND TRUSTEE'S INSTRUCTIONS RELATIVE THERETO (90-Day Notice)

RECEIVED
CLATSOP COUNTY
1985 AUG 16
DEPT. JUDICIAL SERVICES
CIVIL PROCESS DIVISION

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto
STATE OF OREGON, } ss.

County of Klamath

I, the undersigned Trustee, being first duly sworn, depose and say:
The person to be served named below is any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the interest of the trustee in the trust deed described in said Notice of Sale, if such lien or interest appears of record or the trustee or the beneficiary has actual notice of such lien or interest.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7 D.(2) and 7 D.(3), upon the following person or persons:
NAME OF PERSON TO BE SERVED

PROPERTY ADDRESS

1220 Standard Plaza 1100 SW 6th
Portland, OR 97204

Simlog Leasing Co.
c/o Schwabe, Williamson, Wyatt, Moore & Roberts
Attention: Jim Huegli

Service must be made at least 90 days before the date fixed for the trustee's sale in the Notice of Sale attached hereto. The last day for service is September 14, 1982.
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

TRANSAMERICA TITLE INSURANCE COMPANY
BY [Signature] Trustee

Subscribed and sworn to before this 13th day of August, 1982

Notary Public for Oregon
My commission expires: 2/14/85

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF
SERVICE OF TRUSTEE'S NOTICE OF SALE
(90-Day Notice per ORS 86.740(2))

RE: Trust Deed from
G. Robert & Nancy C. Lecklider Grantor
TO
Transamerica Title Insurance Co. Trustee

AFTER RECORDING, RETURN TO
T/A - Julie

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy

STATE OF OREGON, County of MULTNOMAH ss.

PROOF OF SERVICE

17671

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by ~~the attorney~~ for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon _____, by delivering such true copy to him/her, personally and in person, at _____, on _____, 19____, at _____ o'clock ____M.

Upon _____, by delivering such true copy to him/her, personally and in person, at _____, on _____, 19____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____,

to _____, who is a person over the age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____,

to _____, who is a person over the age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of business at _____,

by leaving such true copy with _____, the person who is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon SINLOG LEASING CO., by _____, (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to c/o SCHWABE, WILLIAMSON, WYATT, MOORE, who is a/the

* _____ thereof; OR

(b) leaving such true copy with LISA ROSS, the person who is apparently in charge of the office of SCHWABE, WILLIAMSON, WYATT, MOORE, who is a/the * AGENT thereof;

* Specify registered agent, officer (by title), director, general partner, managing agent.

at 1100 SW Sixth, Portland, OR, on Aug 18, 1982, at 11:03 o'clock A M.

Service Upon State of Oregon

Upon the State of Oregon by leaving such true copy with _____, a deputy/ clerk (delete word inapplicable) at the office of the Attorney General on _____, 19____, at _____ o'clock ____M.

Service Upon Public Bodies

Upon _____, by _____,

(a) serving such true copy, personally and in person on _____, who is the

* _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the * _____ thereof;

* Specify director, managing agent, clerk, secretary

at _____, on _____, 19____, at _____ o'clock ____M.

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, who is the district attorney for the county, by _____

(a) delivering such true copy, personally and in person, to said district attorney, OR (b) leaving such true copy with _____,

the person who is apparently in charge of the district attorney's office, at _____, on _____, 19____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Service cannot be made upon _____, after reasonable efforts to do so have been made;

I attempted to make service by _____

Subscribed and sworn to before me this 20 day of

August, 1982

Joe K. Parrish

Notary Public for Oregon
My commission expires

Oct 6, 1982

(SEAL)

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

17672

NOTICE OF NONJUDICIAL SALE

RE G. Robert and Nancy Lecklider - Serial Number KF-1453, I.D. #544-10-4449
TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property: * Lot 4 in Block 20 of Tract 1113- Oregon Shores - Unit 2, County of Klamath, State of Oregon.

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at the front entrance to the County Courthouse, Klamath Falls, Oregon on December 14, 1982, at 10:00 o'clock A. M., on the following terms cash to the highest bidder

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$ 4,616.91
Interest to date of sale	\$ 420.00
Legal fees	\$ 704.00
Selling costs (included in legal fees)	\$
Other: N/A	\$
TOTAL	\$ 5,740.91

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon: Portland

(ii) Taxpayers Name(s): G. Robert & Nancy Lecklider

Address 1453 Esplanade, Klamath Falls, OR 97601

(iii) Date of filing lien: 9/7/82

; Place of filing: Klamath County Clerk's Office

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

Transamerica Title Insurance Company, Trustee

NAME

600 Main Street

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: September 13, 1982

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath } ss.
I, Julie Beebe

sworn, depose and say: That on September 13, 1982, being first duly of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, P. O. Box 3550, Portland, OR 97208

Income Tax Regulations promulgated by the Secretary of the Treasury, that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon on September 13, 1982, which was not less than twenty-five (25) days prior to the sale.

Julie Beebe
JULIE BEEBE

Subscribed and sworn to before me this 13th day of September, 1982

(SEAL)

Mary Ann Aspin
Notary Public for Oregon

My commission expires: 11/16/84

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated _____, 19____

AFTER RECORDING RETURN TO:

T/A - Julie

By _____

Title: _____

NOTE—If signed acknowledgement is requested, submit in duplicate.

Affidavit of Publication

17673

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and News

a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#177 Trustee's Sale-Lecklider

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~consecutive~~ consecutive week s ~~days~~

(4 insertion s) in the following issue s:

November 2, 1982

November 9, 1982

November 16, 1982

November 23, 1982

Total Cost: \$195.00

Sarah L. Parsons

Subscribed and sworn to before me this 23rd

day of November 19 82

Reta Backa

Notary Public of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 13 day of Dec. A.D. 19 82 at 3:35 o'clock P.M., and
duly recorded in Vol. M82 of Mtge on page 17665

Fee \$36.00

By

EVILYN BIEHN, County Clerk

(COPY OF NOTICE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made, executed and
delivered by G. ROBERT
LECKLIDER and NANCY C.
LECKLIDER as grantor to
Transamerica Title Insurance
Company as trustee to secure
certain obligations in favor of
Wells Fargo Real Estate Services, Inc.
a California Corporation as
beneficiary dated July 15, 1979,
recorded September 27, 1979, in the
mortgage records of Klamath
County, Oregon, in book M82A-74
at page 1072, covering the follow-
ing described real property situ-
ed in said county and state to-wit:
Lot 4 in Block 25 of Tract 1113
Oregon Shores Unit 2 as shown on
the map filed on December 9, 1977
in Volume 21, Page 29 of Maps in
the Office of the County Recorder
of said County.
Both the beneficiary and the
trustee have elected to sell the said
real property to satisfy the obliga-
tions secured by said trust deed
and to foreclose said deed by
advertisement and sale; the de-
fault 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
of principal and interest due
December, 1981; January, Febru-
ary, March, April, May and June,
1982 in the amount of \$46.79 each;
and subsequent installments in
like amounts; and subsequent
installments of assessment dues
under the terms and provisions of
the Note and Deed of Trust.
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 pay-
able, said sums being the follow-
ing: to-wit: \$4,616.91 plus interest
thereon from November 1, 1981 at
the rate of (8.0%) EIGHT PER-
CENT PER ANNUM UNTIL
PAID, and all sums expended by
the beneficiary pursuant to the
terms and provisions of the Note
and Deed of Trust.
A notice of default and election to
sell said real property was duly
recorded August 16, 1982, in book
M82A-74 at page 1072, of said
mortgage records, reference
thereto hereby being expressly
made.
WHEREFORE, NOTICE
HEREBY IS GIVEN that the
undersigned trustee will on Tues-
day, the 14th day of December,
1982, at the hour of 10:00 o'clock
A.M., standard time as
established by Section 12.110,
Oregon Revised Statutes, at the
front entrance to 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
86.740 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
thereon. Such action on said
principal as would not then be due
had no default occurred together
with costs, trustees' and
attorneys' 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" in-
cludes 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
in interest and the word
"beneficiary" includes any suc-
cessor in interest in the trust
deed.
DATED at Klamath Falls, Oregon,
August 11, 1982.
TRANSMERICA TITLE IN-
SURANCE COMPANY, INC.
BY: Andrew A. Patterson, Trustee
1177 Nov. 2, 9, 16, 23, 1982