

STATE OF OREGON,  
COUNTY OF KLAMATH

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

#334 Trustee's Sale-Layton

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

~~consecutive~~ consecutive week ~~x~~ day s,

(4 insertion s) in the following issue s:

December 6, 1982

December 13, 1982

December 20, 1982

December 27, 1982

Total Cost: \$171.60

Sarah L. Parsons

Subscribed and sworn to before me this 27th  
day of December 19 82

Lita Duck  
Notary Public of Oregon

My commission expires Jan 15 1983

RETURN TO:  
DOUGLAS THOMPSON  
1200 STANDARD PLAZA  
PORTLAND, OR 97204

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Walter Lee Layton and Frida V. Layton, husband and wife, as grantor, to Pioneer National Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, a Washington corporation, as beneficiary, dated April 20, 1981, recorded April 27, 1981, in the mortgage records of Klamath County, Oregon, in book No. M81 at page 7472, covering the following described real property situated in said county and state, to-wit:

Lot 33, FIRST ADDITION TO MADISON PARK, in the County of Klamath, State of Oregon  
HAVING THE STREET ADDRESS OF: 5909 Cheyne Ave., Klamath Falls, OR 97601

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 86.733(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 of \$751.00 each, including escrow deposit for real property taxes and hazard insurance premiums, beginning with the installment due November 1, 1981, and continuing through the installment due September 1, 1982, plus late charges in the amount of \$30.04 each on each installment not paid by the 15th day of the month in which it became due.

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:

\$54,852.36, together with interest thereon from October 1, 1981 at the rate of 14.50% per annum, until paid, plus trustee's fees, attorneys' fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 2, 1983, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 110 N. 6th Street, 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, ~~or any time prior to five days before the date set for said sale.~~

In executing 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 September 21, 1982.  
Neva T. Campbell, Successor Trustee  
#334 Dec. 6, 13, 20, 27, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 27 day of Jan 1983 at 3:30 o'clock P.M., and  
duly recorded in Vol. M83, of 1482 page 1482

By Lita Duck Notary Public