

SK

20126

TRUSTEE'S NOTICE OF SALE

Vol. M83 Page 1801

Reference is made to that certain trust deed made, executed and delivered by

NIDIA WINSTON

TRANSAMERICA TITLE INSURANCE COMPANY

obligations in favor of MARK A. ROY and PAM S. ROY, as trustee, to secure certain
 dated October 16, 19 81, recorded November 17, 19 81, in the mortgage records of
 Klamath County, Oregon, in book M-81 at page 20049, or as file number
 reel number 6578 (indicate which), covering the following described real property situated in said
 county and state, to-wit:

Northeast Quarter Southeast Quarter Southwest Quarter of Section 21,
 Township 40 South, Range 8 East of the Willamette Meridian, in the
 County of Klamath, State of Oregon, EXCEPTING THEREFROM a 50 foot
 wide access road easement along the Northerly boundary.

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 payments in the sum of \$175.00 from February 1, 1982
 in the sum of \$2,800.00, together with accrued real property
 taxes and interest in the sum of \$127.08 or a total sum of
 \$2,927.08.

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:

The sum of \$14,797.00 with interest thereon at the rate of 10%
 per annum from January 1, 1982, together with accrued real
 property taxes and interest in the sum of \$127.08.

A notice of default and election to sell and to foreclose was duly recorded January 28, 1983, in book
 M-83 at page 1514 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the
 1st day of July, 19 83, at the hour of 10:00 o'clock, A.M., Standard Time,
 as established by Section 187.110, Oregon Revised Statutes, at 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 pro-
 ceeding 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" in-
 cludes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon, February 3, 19 83.


 D.L. HOOTS, Successor 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; that I
 have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the fore-
 going is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at _____, Oregon, this _____ day of _____, 19 ____.

Attorney for said Trustee

AFTER RECORDING. RETURN TO: D. L. Hoots, 2261 S. 6th St., Klamath Falls, OR 97601

State of OREGON: COUNTY OF KLAMATH: ss.

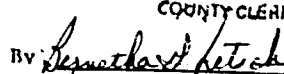
I hereby certify that the within instrument was received and filed for record on the

3rd day of February A.D., 1983 at 1:44 o'clock P M., and duly recorded in

Vol M83 of Mortgages on page 1801.

EVELYN BIEHN
 COUNTY CLERK

Fee \$ 4.00

By  deputy