

20353

TRUSTEE'S NOTICE OF SALE

Vol M83 Page 2148

Reference is made to that certain trust deed made, executed and delivered by Tim D. Mosterdyke and Merry L. Mosterdyke, Husband and Wife, as grantor, to D.L. Hoots, as trustee, to secure certain obligations in favor of Security Savings & Loan Association, as beneficiary, dated September 26, 1980, recorded October 2, 1980, in the mortgage records of Klamath County, Oregon, in book ~~XXXXXX~~ volume No. M80 at page 19124, or as document, fee, the instrument, recorded in the (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 10, Block 15, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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 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:

January 1, 1982	\$550.00	August 1, 1982	\$550.00
February 1, 1982	550.00	Plus Late Charges	208.17
March 1, 1982	550.00		
April 1, 1982	550.00		
May 1, 1982	550.00		
June 1, 1982	550.00		
July 1, 1982	550.00		

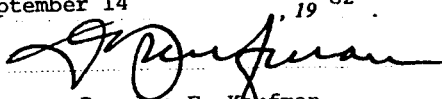
By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit: Principal balance of \$42,218.67; plus unpaid interest accrued for December 1981 of \$448.72, January 1982 of \$448.72, February 1982 of \$448.57, March 1982 of \$448.57, April 1982 of \$448.57, May 1982 of \$448.57, June 1982 of \$448.71, July 1982 of \$449.12, plus additional accruing interest from 8-1-82 on the principal balance at the rate of 12.75% per annum; plus late charges of 4% of monthly installments not received within 15 days after the installment became due which late charges total \$208.71 as of 8-16-82; plus delinquent real property taxes due, if any, with interest, plus real property taxes due, plus interest; less reserves for taxes and hazard insurance in the amount of \$217.55.

A notice of default and election to sell and to foreclose was duly recorded September 13, 1982, in book M82 at page 12066 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Thursday, the 24th day of February, 1983, at the hour of 1:30 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front steps 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 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 Tillamook, Oregon, September 14, 1982.



Douglas E. Kaufman

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 foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at

RETURN TO: WILLAMETTE SAVINGS, P.O. BOX 5555,
PORTLAND, OR ATTN: B. CLARK

Attorney for said Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss

I hereby certify that the within instrument was received and filed for record on the 9th day of February A.D., 1983 at 3:44 o'clock P.M. and duly recorded in Vol M83, of Mortgages on page 2148

EVELYN BIEHN COUNTY CLERK
by Joyce McQuinn Deputy

FEE \$ 4.00