

21364

STATE OF OREGON)
) SS.
County of Klamath)

Vol. ^M 83 Page 3865

I, William M. Ganong, being first duly sworn, depose, say and certify that:

At all times material hereto 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.

After due, diligent and reasonable efforts were made, we were unable to discover the residential or business address of Dan Gridley, whose last known mailing address is P. O. Box 188, Beatty, Oregon 97621.

Therefore, on December 1, 1982, a true copy of the Trustee's Notice of Sale attached hereto was mailed by me in a sealed envelope by Certified Mail - Return Receipt Requested, postage prepaid, and deposited by me in the United States post office at Klamath Falls, Oregon, and addressed to said person at the above said mailing address.

William M. Ganong
William M. Ganong, Trustee

Subscribed and sworn to before me this 1st day of December, 1982.

(SEAL)

Bernice R. Knapp
Notary Public for Oregon
My Commission expires: 3-13-84

After Recording Return to:
William M. Ganong
1151 Pine Street
Klamath Falls, OR 97601

ck
800

TRUSTEE'S NOTICE OF SALE

3866

Reference is made to that certain trust deed made by PETER LASZLO GROZS, as grantor, to
WILLIAM L. SISEMORE, as trustee, in favor of
TOWN & COUNTRY MORTGAGE & INVESTMENT CO., INC., as beneficiary,
dated June 16, 1980, recorded June 17, 1980, in the mortgage records of
County, Oregon, in book/reel/volume No. M-80 at page 11121
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

Lot 3, Block 11, SPRAGUE RIVER VALLEY ACRES,
Klamath County, Oregon.

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law,
1151 Pine Street, Klamath Falls, Oregon 97601 as Successor Trustee.

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:

Monthly installments in the amount of \$48.00 each, which were due and payable on
the 17th day of August, September, and October, 1982; together with late payment charges
of \$15.00; together with real property taxes for the year 1981-82 in the amount of
\$27.01, plus interest.

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: Principal balance of \$953.09 together with
interest at the rate of 12.0% per annum from July 17, 1982, until paid; plus late payment
charges of \$15.00; and the above said real property taxes in the amount of \$27.01, plus
interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 15, 1983,
at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
at Front steps of the 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 obli-
gation, 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 8, 1982

William M. Ganong
William M. Ganong
Trustee

State of Oregon, County of Klamath, 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

SERVE: _____

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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the
14th day of March A.D., 1983 at 2:34 o'clock P M., and duly recorded in
Vol M83, of Mortgages on page 3865.

Fee \$ 8.00

EVELYN BIEHN
COUNTY CLERK

By Bernice J. Schubert deputy