

24657

vol. 183 Page 9441

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by GEORGE A. WUEST as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, a California corporation, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., a Calif. corporation, as beneficiary, dated February 8, 19 79, recorded May 11, 19 79, in the mortgage records of Klamath County, Oregon, in book reel/volume No. M-79, at page 10697, covering the following described real property situated in said county and state, to-wit:

Lot 26 in Block 40 of Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, as shown on the map filed on November 8, 1978, 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 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 May, June and July, 1982 in the amount of \$68.38 each; and subsequent installments of assessment dues under the terms and provisions of the Note and Trust Deed.

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: \$4,756.83, plus interest thereon from April 18, 1982, at the rate of (8.5%) EIGHT AND ONE-HALF PERCENT PER ANNUM UNTIL PAID, and all sums expended by Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

A notice of default and election to sell and to foreclose was duly recorded February 3, 1983, in book M-83 at page 1766 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 21st day of June, 1983, at the hour of 10:00 o'clock, A.M., Standard Time, 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, February 3, 1983.

TRANSAMERICA TITLE INSURANCE COMPANY

By: [Signature] Trustee

State of Oregon, County of Klamath

I, the undersigned, certify that I am the 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 February 3, 1983.

TRANSAMERICA TITLE INSURANCE CO.

By: [Signature] Trustee

1983

9442

Rev.
TA

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 16th day of June A. D. 19 83 at 3:37 o'clock P. M., and
duly recorded in Vol. M83, of 7 Mortgages on Page 9441.

EVELYN BIEHN, County Clerk
By Joe Lewis

Fee \$8.00