

ATC-27270

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed executed and delivered by Neil Garrett and Carol Garrett, as grantor, to D. L. Hoots, as trustee, (to secure certain obligations) in favor of Security Savings & Loan Association, as beneficiary, dated August 8, 1979, recorded August 23, 1979, in the mortgage records of Klamath County, Oregon, in Volume No. M79 at Page 20057 covering the following described real property situated in said county and state:

The Northeasterly 2.1 feet of Lot 7 plus the Southwesterly 47.9 feet of Lot 8, Block 21, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The Trustee has elected to sell the said real property to satisfy the obligations secured by the Trust Deed and to foreclose the Trust 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 \$611.00 each, commencing with the payment due 3-1-83, and continuing each month until this trust deed is reinstated or goes to trustee's sale; plus accrued late charges of \$596.88 as of 3-16-84 and further late charges of \$24.87 on each delinquent payment thereafter; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, all delinquent real property taxes and hazard insurance premiums, if any, and less the escrow balance of \$4,443.30.

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:

The sum of \$51,062.97 with interest thereon at the rate of 11.00% per annum from 2-1-83, until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest during the pendency of this proceeding, all delinquent real property taxes and hazard insurance, if any, and less the escrow account balance of \$4,443.30.

A notice of default and election to sell and to foreclose the above described property was duly recorded in the mortgage records of Klamath County, Oregon, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will on the 21 day of September, 1984, at the hour of 1:15 o'clock P. M. Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front Steps of 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 above 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 obligations secured by said Trust Deed and the expenses of sale, including a reasonable charge by the Trustee as provided by law, and the reasonable fees of Trustee's attorney. 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 be then 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 so requires, the masculine gender includes the feminine as well as each and all other persons owing an obligation, the performance of which is secured by said Trust Deed, the word "Trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

DATED at Portland, Oregon, March 19 1984

GEORGE C. REINMILLER, Trustee
Attorney at Law

ADDRESS:

1015 Oregon Nation Building
610 SW Alder Street
Portland, Oregon 97205
(503) 222-1331

STATE OF OREGON, County of Multnomah, ss:

I, JAMES ESTERKIN, certify that I am the attorney for the above named Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

DATED at Portland, Oregon this 19 day of March, 1984.

JAMES ESTERKIN, Attorney for Trustee
STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 17 day of Sept. A.D. 1984
at 10:58 o'clock A M, and duly
recorded in Vol. M84 of Mortgages
Page 16009

EVELYN BIEHN, County Clerk

By Deputy

Fee 4.00

Return:
Willamette Savings
P.O. Box 5555
Portland, OR
97228