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TRUSTEE'S NOTICE OF SALE

Vol. 1134 Page 21677

Reference is made to that certain trust deed made by DARRELL O. FRUM and LAVENA FRUM, as grantor, to FIRST WESTERN TITLE COMPANY, as trustee, in favor of GARY NYLAND and NANCIE NYLAND, as beneficiary, dated August 21, 19 81, recorded August 26, 19 81, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M81 at page 15190, fee/file/instrument/microfilm/reception No. 3636 (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 6 in Block 5, JACK PINE VILLAGE, according to the official plat thereof on file in the office at the County Clerk of Klamath County, Oregon.

TOGETHER with a 1974 12x60 New Moon Mobile Home Serial No. 12X6011805198

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:

* * * SEE ATTACHED

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$21,431.15 plus accrued interest to November 10, 1983 of \$1,330.78; plus interest at \$5.78 per diem from November 30, 1983, until paid; plus property taxes of \$514.85 plus interest; plus mobile home taxes of \$75.00 plus interest; plus Title Report costs of \$175.00; attorney fees; trustees' fees; foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 31, 19 84, at the hour of 11:30 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 110 North Sixth Street 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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 obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED August 23, 19 84

Robert D. Quinn

Successor Trustee

State of Oregon, County of

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

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE: Darrell O. Frum, Rt 1 Box 113Y, Cornelius, OR 97113; Lavena Frum, Rt 1 Box 113Y, Cornelius, OR; Occupant, Star Route, Gilchrist, OR

* * * ATTACHMENT TO NOTICE OF DEFAULT AND ELECTION TO SELL

21678

Balance of \$615.00 due March 15, 1983; Payment of \$1,215.00 due July 15, 1983;
Balance of \$915.00 due November 15, 1983; Payment of \$1,215.00 due March 15, 1984;
Payment of \$1,215.00 due July 15, 1984; plus accrued interest to November 30,
1983, of \$1,330.78; together with interest at \$5.78 per diem on the unpaid balance;
plus unpaid property taxes of \$171.97, plus interest, for 1981-82, unpaid property
taxes of \$197.39, plus interest for 1982-83, unpaid property taxes of \$145.49, plus
interest, for 1983-84 and mobile home taxes of \$75.00, plus interest, for 1983;
plus attorney fees, trustees' fees, foreclosure costs and any sums advanced by
beneficiary pursuant to the terms of said trust deed.

STATE OF OREGON; COUNTY OF KLAWATH; ss.

Filed for record _____

On 28th day of December D. 17 84 at 4:34 o'clock P. M.

July recorded in Vol. _____ of _____ Mortgages _____ 21677

By EVELYN B. EHM, County Clerk

Fee \$9.00