

45718

## TRUSTEE'S NOTICE OF SALE

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2034

Reference is made to that certain trust deed made by JOHN THOMAS BRADLEY and, as grantor, to CHRISTINE CAROL BRADLEY, husband and wife, as trustee, MOUNTAIN TITLE COMPANY, INC., in favor of ROBERT E. MCARTHUR and KAYLEN J. MCARTHUR, husband and wife, as beneficiary, dated June 19, 1984, recorded June 20, 1984, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M84 at page 10312, fee/file/instrument/microfilm/reception No. 37928 (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 12, Block 17 of SECOND RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 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 payments in the amount of \$500 per month were due and payable from July 20, 1984, to December 20, 1984, when the remaining balance of this note, both principal and interest, were due and payable in full. Together with delinquent taxes in the sum of \$915.87, plus interest for 1984-85 in the sum of \$6.10 until January 15th.

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:

The principal sum of \$21,830.16, together with interest at the rate of 9% per annum from June 19, 1984, until paid, together with delinquent taxes in the sum of \$915.87, plus interest for 1984-85 in the sum of \$6.10 until 1-15-85.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 3, 1985, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front entrance of the Klamath 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 86.753 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 January 14, 1985

Mel Kosta  
Successor 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

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: John and Christine Bradley  
834 Market Street  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Mel Kosta, 325 Main Street, Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 7th day of February A.D., 1985 at 2:13 o'clock P M, and duly recorded in Vol M85, of Mortgages on page 2034

EVELYN BIEHN, COUNTY CLERK

by: Rm Smith, Deputy

Fee: \$ 5.00

85 FEB 7 PM 2:13

EX 5.00