

OC

45868

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by hUSBAND and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, as beneficiary, dated November 9, 1978, recorded November 9, 1978, in the mortgage records of Klamath County, Oregon, in book 227984 page No. M-78, at page 25336, fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

See attached Exhibit A.

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:

Delinquent monthly installments of \$332.00 each, from August 1, 1983 through September 1, 1984, totalling \$4,648.00, plus late charges totalling \$185.92.

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:
Unpaid principal balance of \$33,014.35, plus interest thereon at the rate of 9.50% per annum from July 2, 1983, until paid, plus late charges of \$185.92, plus an overdrawn reserve of \$216.37.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 5, 1985, at the hour of 9:00 o'clock, AM., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at The front entrance to 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 October 12, 1984

William Larkins, Jr.
Trustee

State of Oregon, County of Multnomah, 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 or ORS 26.750(1), fill in opposite the name and address of party to be served.

85 FEB 12 PM 3 33

All that portion of Lots 8 and 9, Block 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northwest corner of Lot 9 aforesaid, thence East 82 feet; thence South 96 feet, more or less, to the Southwesterly line of Lot 8 aforesaid; thence Northwest along the Southwesterly line of Lots 8 and 9, 107.6 feet, more or less to the place of beginning.

Return to:

BLACK, TREMABLE, LANKTON

3100 FIRST INTERSTATE TOWER

PORTLAND, OR 97201

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 12th day of February A.D. 1985
at 3:33 o'clock P M, and duly
recorded in Vol. M85 of Mortgages
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00