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47315

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Larry R. Hines and Nathaniel R. Lawson, as grantor, to

Klamath County Title Company, as trustee,
in favor of Eddie L. & Hazel L. Wilcher and Lee M. and Gloria L. Cantwell, as beneficiary,
dated April 21, 1978, recorded April 28, 1978, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M78 at page 7945,
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit: Lot 23 in Block 71 of BUENA VISTA ADDITION TO THE
CITY OF KLAMATH FALLS, OREGON. All that portion of Lot 22 in Block 71 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows: Beginning at an iron pin on the line common to Lots 22 and 23, said Block 71, said pin being 37.5 feet along the line common to said Lots 22 and 23 from the Southeasterly corner of said Lot 22; then North 3° 51' West 21.0 feet; thence North 86° 09' East 18.58 feet; thence South 37° 39' West along a line common to said Lots 22 and 23 a distance of 28.04 feet to the point of beginning.

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: January 25, 1985 payment of \$100.00, February 25, 1985 payment of \$100.00, and March 25, 1985, payment of \$100.00 on Trust Deed, Note Obligation and payments to Klamath First Federal Savings and Loan Association on First Deed of Trust of \$809.00 a month for November, December 1984, and January, February, March 1985, and real property taxes due on the above described property.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$7,925.72 with interest at 9% per annum from December 6, 1984, until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 8, 1985, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the law office of Glenn D. Ramirez, 514 Walnut Street in the City of Klamath Falls, Klamath County of Oregon, 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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED March 29, 1985

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(2) or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE: _____

Under Seal

STATE OF OREGON: COUNTY OF KLAMATH: ss:
I hereby certify that the within instrument was received and filed for record on the 1st day of April, A.D., 1985 at 10:27 o'clock A.M., and duly recorded in Vol. M85 of 9 Mortgages on page 4671

EVELYN BIEHN, COUNTY CLERK

by: Ram Smith, Deput

Fee: \$ 5.00

ret:
GLENN D. RAMIREZ
ATTORNEY AT LAW
514 WALNUT STREET - P. O. BOX 368
KLAMATH FALLS, OREGON 97601