

OL 48337

TRUSTEE'S NOTICE OF SALE

Vol. M85 Page 6470

Reference is made to that certain trust deed made by EARL R. NORDVEDT

TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to
 in favor of LESLIE A. BIEBER and HELEN M. BIEBER, husband and wife, as trustee,
 dated April 15, 1985, recorded April 21, 1985, as beneficiary,
Klamath County, Oregon, in book/reel/volume No. M-82, in the mortgage records of
 fee/file/instrument/microfilm/reception No. 11091 at page 4940,
 property situated in said county and state, to-wit:

Lots 35 and 36, Block 8, ST. FRANCIS PARK, in the County of Klamath, State of 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:

January 24, 1985, February 24, 1985, March 24, 1985 and April 24, 1985 payments of \$267.05 each on Trust Deed and Note, with interest at 9% per annum from due dates, and real property taxes and insurance 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:

\$21,398.64 balance due and owing, plus accrued interest at 9% per annum from December 24, 1984, and unpaid real property taxes and insurance

WHEREFORE, notice hereby is given that the undersigned trustee will on September 10, 1985, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Law office of Glenn D. Ramirez, 514 Walnut Street, Klamath Falls, OR 97601, 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 86.760 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 May 1, 1985

Glenn D. Ramirez
 GLENN D. RAMIREZ

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:

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 2nd day of May A.D., 1985 at 9:46 o'clock A M, and duly recorded in Vol M85, of Mortgages on page 6470.

Ret. G. D. Ramirez
514 Walnut St
KFO

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: Don Smith, Deputy

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ck 5.00