

ATC-28452

50543

Vol. m85 Page 10116

'85 JUL 1 PM 3 45

ASPEN F 28452  
TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain trust deed made by KENT A. WARNES and DONNA J. WARNES, husband and wife, as grantor, to TRANSMERICA TITLE INSURANCE COMPANY, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., TRUSTEE, as beneficiary, dated March 18, 1979, recorded May 17, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 11307, covering the following described real property situated in said county and state, to-wit:

Lot 37, Block 30, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, 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:

Real Property Taxes, due for the years of 1979-1980 in the amount of \$25.40 plus interest, 1980-1981 in the amount of \$33.23 plus interest, 1981-1982 in the amount of \$32.87 plus interest, 1982-1983 in the amount of \$86.88 plus interest, 1983-1984 in the amount of \$96.69 plus interest, and 1984-1985 in the amount of \$111.80 plus interest, and subsequent amounts for Assessments due under the terms and provisions of the Note and Trust Deed.

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:

Principal balance of \$3,095.71 plus interest and late charges, thereon from January 1, 1985 until paid, and Real Property Taxes in the amount of \$386.87 plus interest and costs until paid, and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 2, 1985, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at ASPEN TITLE & ESCROW, INC., 600 Main 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 to 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 February 18, 1985  
BY: ASPEN TITLE & ESCROW, INC.  
Successor Trustee  
State of Oregon, County of Klamath ss:  
I, the undersigned, certify that I am the Assistant Secretary for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

1985 May 20, 27, June 3, 10, 1985

#857 - Notice of Sale/Warnes

four

4  
May 20, 1985  
May 27, 1985  
June 3, 1985  
June 10, 1985

Total cost: \$292.60

Sarah L. Parsons

10  
85

June  
Rita Bucka  
Jan 15 8

Ret ATC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 1st day of July A.D. 19 85 at 3:45 o'clock P M., and  
duly recorded in Vol. M85 of Mortgages on Page 10116

By EVELYN BIEHN, County Clerk  
Lam Smith

Fee: \$5.00