

57460

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540-2225/KWL

1081

Reference is made to that certain trust deed made by William C. Burd, as grantor, to Mountain Title Company, as trustee, in favor of Equitable Savings and Loan Association, as beneficiary, recorded December 20, 1977, in the mortgage records of Klamath County, Oregon, as Volume M77, Page 24515, creating the following-described real property situated in said county and state, to wit:

The Northerly 66 feet of Lot 17 in Block 42 of HILLSIDE 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.

There is a default by the grantor or other persons owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest; the default is: the failure to pay when due the following sums: Monthly installments of \$238.09 each, beginning with July, 1985, until paid, plus monthly late charges of \$8.90 each, beginning July 16, 1985, until paid; real property taxes for the years 1985-86 in the sum of \$614.85 plus penalties and interest;

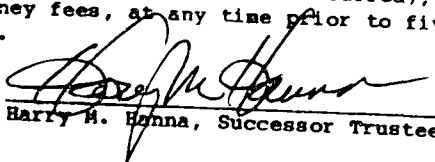
By reason of said default, the beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: \$15,634.39, with interest thereon at the rate of 10 percent per annum, from June 1, 1985, until paid, plus monthly late charges of \$8.90 each, beginning July 16, 1985, until paid; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by The Benj. Franklin Federal Savings and Loan Association for protection of the above-described real property and its interest in it.

NOTICE IS HEREBY GIVEN that the beneficiary and trustee or their successors in interest, have elected and do hereby elect to sell at public auction to the highest bidder for cash the interest in the above described property which the grantor had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantor or successors in interest acquired after the execution of said trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee or successor trustee and the reasonable attorneys fees incurred.

Said sale will be held on May 15, 1986, at the hour of 10:00 o'clock, A.M., based on the Standard of Time as established by Section 187.110, Oregon Revised Statutes, at the following place: The front steps of the County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed for said sale.

NOTICE IS FURTHER GIVEN that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults and 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 fees, at any time prior to five days before the date last set for said sale.

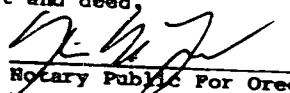
Dated 1-24-86


Harry M. Hanna, Successor Trustee

STATE OF OREGON)
COUNTY OF Klamath) ss.

Personally appeared the above-named HARRY M. HANNA and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:


Notary Public For Oregon
My Commission Expires: 1-9-87

AFTER RECORDING, RETURN TO:
NIEHAUS, HANNA, MURPHY,
GREEN, OSAKA & DUNN
Attention: Kevin W. Luby
Benj. Franklin Plaza, 11th Floor
One Southwest Columbia
Portland, Oregon 97258

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FILED AND RECORDED IN BOOK 1801 PAGE 1081

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P. 1082

STATE OF OREGON. COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ January _____ A.D. 19 86 at 1:09 o'clock _____ P.M., and duly recorded in Vol. 186
of _____ Mortgage on Page 1081

FEE \$9.00

By Evelyn Biehn, County Clerk
Ann Smith