

OK

60099

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by WILLARD R. LILLY, as grantor, to

KLAMATH COUNTY TITLE, as trustee,
in favor of TIMBERLINE COMMUNITY BANK, as beneficiary,
dated October 15, 1982, recorded _____, 19____, in the mortgage records of
Klamath County, Oregon, in book _____/volume No. M 82 at page 13900,
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

The following described real property situate in Klamath County, Oregon:

A portion of vacated and repartitioned Block 5 of Resubdivision of a
portion of McLoughlin Heights more particularly described as follows:

Beginning at a point on the Easterly boundary of relocated Uhrmann Road
and the Westerly boundary of vacated and repartitioned Block 5 of Resubdivision
of a Portion of McLoughlin Heights from which the monument marking the center
quarter section corner of Section 20, Township 38 South, Range 9 East of the
Willamette Meridian, bears N. 82°01' W. 60.47 feet and S. 0°51' W. 674.8 feet
distant and the Northwest corner of said Block 5 bears N. 0°51' E. 170.5 feet
distant; thence S. 82°01' E. 174.7 feet to a point on the Easterly boundary of
said Block 5; thence S. 12°26'20" E. along said Easterly boundary 159.0 feet to
a point; thence N. 82°01' W. 211.6 feet to a point on the Westerly boundary of
said Block 5; thence N. 0°51' E. 150.25 feet, more or less, to the point of
beginning.

EXCEPTING THEREFROM the Northerly 23.0 feet thereof as described in Volume
M72 page 5888, Deed records of Klamath County, 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 Oregon Revised Statutes 86.735(3); the de-
fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments of \$1,128.19 due on the 17th of each month beginning
October 17, 1985.

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:

\$66,279.19 plus interest accruing at 2 percent in excess of beneficiary
bank's prime rate applicable to ninety-day unsecured commercial loans,
with rate changing on the date such prime rate changes.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 26, 1986,
at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
Klamath County Courthouse Steps, 316 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 ORS 86.753 has the right, at any time prior to five days before the date last set for
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 per-
formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
ance 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 ORS 86.753.

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 obli-
gation, 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 April 10, 19 86

Richard Fairclough

Successor Trustee

State of Oregon, County of _____ 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 86.750(1), fill in opposite
the name and address of party to be served.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 10th day
of April A.D., 19 86 at 2:55 o'clock P.M., and duly recorded in Vol. M86
of _____ on Page 6000
of _____ Mortgages

Evelyn Biehn,

County Clerk

By

FEE \$5.00

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At: Richard Fairclough
280 Main St.
KFO 97641