

540-2543/AO
LUF No. 3890/DP

Reference is made to that certain trust deed made by Burton L. Nicoll and Linda M. Nicoll, as grantors, to Harry M. Hanna, as trustee, in favor of The Benj. Franklin Federal Savings and Loan Association, as beneficiary, recorded September 1, 1983, in the official records of Klamath County, Oregon, as Volume M83 of Mortgages on Page 14865, covering the following-described real property situated in said county and state, to wit:

LOT TWENTY ONE (21) IN BLOCK SIX (6) OF WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as 125 Checkrein Way, La Pine, Oregon 97739.

There is a default by the grantors 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 \$349.16 each, beginning with November 1, 1985 through December 1, 1985, and monthly installments of \$403.28 each beginning with January 1, 1986, until paid; plus monthly late charges of \$29.34 each, beginning November 16, 1985, until paid; the sum of \$171.33 for real property taxes advanced on February 5, 1986, with interest thereon at the rate of 12.25 percent per annum from February 5, 1986, until paid.

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: \$27,798.03, with interest thereon at the rate of 12.25 percent per annum, from October 1, 1985, the sum of \$171.33 for real property taxes advanced on February 5, 1986, with interest thereon at the rate of 12.25 percent per annum from February 5, 1986, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest 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 grantors had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantors or grantors' successor 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 October 23, 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 entrance of the Klamath County Courthouse, in the City of Klamath Falls, 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, 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 as would not then be due had no default occurred, together with costs and trustee's and attorney's fees, at any time prior to

five days before the date last set for said sale.

10200

Dated June 9, 1986

Harry M. Hanna, Trustee

FOR FURTHER INFORMATION
PLEASE CONTACT: April Olbrich
224-5930

STATE OF OREGON)
County of Multnomah) ss.

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

Before me:

V. E. April Olbrich
Notary Public For Oregon
My Commission Expires: 10-16-87

AFTER RECORDING, RETURN TO:

NIEHAUS, HANNA, MURPHY,
GREEN, OSAKA & DUNN
Attention: April Olbrich
Benj. Franklin Plaza, 11th Floor
One Southwest Columbia
Portland, Oregon 97258

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 86 at 10:51 o'clock A M., and duly recorded in Vol. M86
of Mortgages on Page 10199

FEE \$9.00

Evelyn Biehn, County Clerk
By Sam Smith