

63131

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by James T. Connell and Margaret S. Connell, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, a Washington corporation, as beneficiary, dated March 5, 1979, recorded April 9, 1979, in the mortgage records of Klamath County, Oregon, in ~~book~~/volume No. M79 at page 7756, fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

See attached Exhibit A.

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 default for which the foreclosure is made is grantor's failure to pay when due the following sums: Delinquent monthly installments of \$286.08 due September 1, 1985 through December 1, 1985 and delinquent installments of \$288.08 due January 1, 1986 through February 1, 1986; plus monthly late charges of \$11.28 each due September 16, 1985 through December 16, 1985 and late charges of \$11.36 due January 16, 1986 through February 16, 1986.

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: Unpaid principal balance of \$29,575.84, plus interest thereon at the rate of 7.25% per annum from August 2, 1985 until paid; plus late charges of \$67.84; plus a reserve overdraft of \$51.69.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 31, 1986, at the hour of 9:30 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at The front entrance of the Klamath County Courthouse 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 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 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 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 March 3, 1986

*William Larkins, Jr.*

William Larkins, Jr.  
Trustee

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

Ref. SERVELX

William Larkins, Jr.  
2300 U.S. Bancorp Tower  
Portland, Oregon 97204  
(503) 241-2300

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## EXHIBIT A

A portion of Lots 5 and 6, Block 60, Nichols Addition to the Town of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the most Westerly corner of Lot 5, Block 60, Nichols Addition to the Town of Linkville, now City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Eleventh Street 40 feet; thence Northeasterly at right angles to Eleventh Street 130 feet; thence Northwesterly parallel with Eleventh Street 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 30th day  
 of June A.D., 19 86 at 11:23 o'clock A. M., and duly recorded in Vol. M86  
 of Mortgages on Page 11377  
 By Evelyn Biehn, County Clerk *[Signature]*

FEE \$9.00