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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

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TRUSTEE'S NOTICE OF SALE

Vol. M86 Page 14140

Reference is made to that certain trust deed made by

DAVID K. BURTON AND SHERYL A. BURTON

in favor of UNITED STATES NATIONAL BANK OF OREGON, an association, as trustee,
 dated May 14, 1981, recorded June 1, 1981, in the mortgage records of
Klamath County, Oregon, in Volume M-81, at page 9724,
 by file instrument number 110, indicating which, covering the following described real

property situated in said county and state, to-wit: The West $\frac{1}{2}$ of Lot 22, Block 3, First Addition to
 Altamont Acres, in the County of Klamath, State of Oregon, according to the official
 plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

* The beneficiary has appointed Charles P. Starkey, Esq. as successor trustee.

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: The monthly
 payment of principal and interest due December 1, 1985, in the amount of \$351, the
 monthly payments of principal and interest due on January 1, 1986, and on the first (1st)
 day of each month thereafter, in the amount of \$347 each, late charges totalling \$35, and
 an advance by the beneficiary for hazard (fire) insurance premium due for April, 1986, in
 the amount of \$18.39, all totalling \$2,139.39.

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: The principal balance due in the
 the amount of \$30,654.26, plus interest at the rate of 9.75% per annum from November 1,
 1985 until paid, late charges totalling \$35, advances made for hazard (fire) insurance
 premiums for April, 1986, in the amount of \$18.39, and each month thereafter until paid,
 the cost of a property inspection in the amount of \$17.25, the cost of a foreclosure
 report in the amount of \$219, and other costs and disbursements incurred in the course of**

WHEREFORE, notice hereby is given that the undersigned trustee will on September 15, 1986,
 at the hour of 10:00 o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
 at the front entrance of the Klamath County Courthouse, at 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 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 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 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 May 7, 1986

Charles P. Starkey
 Charles P. Starkey, Trustee

*this proceeding.

State of Oregon, County of Multnomah

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.

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.

SERVE:

Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of August
 of A.D. 1986 at 2:37 o'clock P M., and duly recorded in Vol. M86
 of Mortgages on Page 14140

FEE \$5.00

Evelyn Biehn, County Clerk

By *[Signature]*

Return to: Weiss, Descamp, 2300 U.S. Bancorp Tower, 111 S.W. Fifth Avenue, Portland, Ore. 97204
 Attn: Kristen Klepping