

57963

NOV 10 AM 9 27

K-38756

STEVENS-NESS LAW FIRM, CO. PORTLAND, OR 97204

TRUSTEE'S NOTICE OF SALE

Vol. 1482 Page 20344

Reference is made to that certain trust deed made by William W. Miller and Wanda D. Miller,  
husband and wife

Aspen Title & Escrow Company\* as grantor, to  
in favor of Town & Country Mortgage, Inc., an Oregon corporation\*\* as trustee,  
dated January 25, 1985, recorded February 5, 1985, as beneficiary,  
Klamath County, Oregon, in M-85, in the mortgage records of  
fee/instrument/microfilm/reception No. \_\_\_\_\_ at page 1853

property situated in said county and state, to-wit: Lot 9, Block 13, First Addition to the City of  
Klamath Falls, according to the official plat thereof on file in the office of the County  
Clerk. Mobile Home - 1984 Fleetwood, Serial No. ORFL2AE244803243

\*The beneficiary has appointed William L. Larkins, Jr. as successor trustee.  
\*\*The beneficial interest was assigned to Peoples Mortgage Company by Assignment of Deed of  
Trust recorded 2/5/85 in M-85, page 1857, and re-recorded 8/16/85 in M-85, page 12929,  
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: The payments of  
principal and interest due February 1, 1986 and on the first (1st) day of each month there-  
after in the sum of \$437 each, plus late charges totalling \$104.88, all totalling \$2,726.88.

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 owing in the  
sum of \$37,268.80, plus interest accruing on the unpaid principal balance at the rate of  
13% per annum from January 1, 1986 until paid in full, plus late charges totalling \$104.88,  
plus the cost of a foreclosure report in the sum of \$247, and plus other costs and disburse-  
ments incurred in the course of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 10, 1986,  
at the hour of 10:30 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at  
Klamath County Courthouse, 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 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 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 July 16, 1986

William L. Larkins, Jr.  
William L. Larkins, Jr., Trustee

State of Oregon, County of Multnomah

Trustee

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.

SERVE:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of November A.D., 19 86 at 9:27 o'clock A M., and duly recorded in Vol. M86 day  
of \_\_\_\_\_ Mortgages on Page 20344

FEE \$5.00

Evelyn Biehn, County Clerk  
By [Signature]

Return to: William Larkins, Jr., 2300 U.S. Bancorp Tower, 111 SW Fifth Ave., Portland, Or. 97204