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K-38707

TRUSTEE'S NOTICE OF SALE

Vol. M80 Page 20371

Reference is made to that certain trust deed made by Lawrence A. Brewer and Teresa L. Brewer,
husband and wife

Transamerica Title Insurance Company*, as grantor, to
in favor of Peoples Mortgage Company, a Washington corporation**, as trustee,
dated December 12, 19 79, recorded December 18, 19 79, in the mortgage records of
Klamath County, Oregon, in book/real/volume No. M79 at page 28999,
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit: The Southerly 50 feet of Lot 14 and the Northerly
20 feet of Lot 15, WEST PARK, in the City of Klamath Falls, in the County of Klamath,
State of Oregon.

* The beneficiary has appointed William L. Larkins, Jr., of Weiss, DesCamp, Botteri & Huber,
as successor trustee.

**By Assignment of Deed of Trust recorded February 12, 1980, in Volume M80, page 2764, Records
of Klamath County, Oregon, the beneficial interest in said trust deed was assigned to
Federal National Mortgage Association,

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 amount of \$543 each, plus late charges totalling \$194.76, all totalling
\$3,452.76.

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
sum of \$43,450.25, plus interest on the unpaid balance at the rate of 11.5% per annum from
January 1, 1986 until paid in full, plus late charges totalling \$194.76, plus the cost of
a foreclosure report in the sum of \$271, and plus other costs and disbursements 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 11:00 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, 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 22, 19 86

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

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.

Return to:

Attorney for said Trustee

William L. Larkins, Jr.
Weiss, DesCamp, Botteri
2300 U.S. Bancorp Tower
111 S.W. Fifth Ave.
Portland, Or. 97204

SERVE:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 10th day
of November A.D., 19 86 at 11:11 o'clock A. M., and duly recorded in Vol. M86
of _____ Mortgages on Page 20371

FEE \$5.00

Evelyn Biehn, County Clerk
By Ann Smith