

Reference is made to that certain trust deed made by SALLIE C. WITKE, a single woman, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of UNITED STATES NATIONAL BANK OR OREGON, as beneficiary, dated July 12th, 1977, 19  , recorded July 13th, 1977, in the official records of Klamath County, Oregon, in book/reel/volume No. M77 at page 12387, fee/file/instrument/microfilm/reception No.       , (Indicate which), covering the following described real property situated in said County and State, to-wit:

LOTS 23 and 24 in Block 7, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk 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 Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to: Make Monthly payments of \$227.00 each, commencing with the payment due on January 1st, 1986 and continuing each month until this Trust Deed is reinstated or goes to Trustee's Sale; plus a late charge of \$5.00 on each installment not paid within 15 days following the due date; Trustee's fees and other costs and expenses associated with this foreclosure, and any further breach of any term. By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: The sum of \$24,456.17, together with interest thereon at the rate of 9.250% per annum, from December 1, 1985 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said Deed of Trust;

WHEREFORE, notice hereby is given that the undersigned trustee will on December 8th, 1986, at the hour of 10:00 o'clock, A.M., Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps to 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees and by curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date the trustee conducts the sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: July 14th, 1986

PEELLE FINANCIAL CORPORATION, Trustee

BY: Diane Black  
Diane Black, Operations Manager  
PEELLE FINANCIAL CORPORATION  
197 East Hamilton Avenue, Suite 202  
Campbell, California 95008

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara ) ss.

I, the undersigned, certify that I am a Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original trustee's Notice of Sale.

Elena Holler

22128

Return to:

Peelle Financial Corp.  
2525 SW, First Ave. Suite 170  
Portland, Oregon 97201

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 1st  
of December A.D. 19 36 at 4:19 o'clock P. M., and duly recorded in Vol. M36  
of Mortgages on Page 22127.

FEE \$9.00

Evelyn Biehn, County Clerk  
By 