

OK

70291

K-38690

TRUSTEE'S NOTICE OF SALE

Vol. M87

Page

501

Reference is made to that certain trust deed made by Stephen T. Hoar and Wendy J. Hoar, husband and wife, and Charles L. Hoar, father

Transamerica Title Insurance Company*, as grantor, to
in favor of Town & Country Mortgage, Inc., an Oregon corporation**, as trustee,
dated September 16, 1983, recorded September 30, 1983, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M83 at page 16870
fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real

property situated in said county and state, to-wit: Lot 2 in Block 20 Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*The beneficiary has appointed William L. Larkins, Jr. as successor trustee.
**The beneficial interest in said trust deed was assigned to Western States Mortgage Co., a Washington corporation, by instrument recorded 9/30/83, in Volume M83, page 16873, and subsequently assigned to Peoples Mortgage Company, a Washington corporation, by instrument recorded 11/21/83, in Volume M83, page 19925, Mortgage 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 default 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 thereafter in the sum of \$394 each, plus late charges totalling \$141.84, all totalling \$3,293.84.

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 \$28,317.11, plus interest accrued thereon at the rate of 12.5% per annum from January 1, 1986 until paid in full, plus late charges totalling \$141.84, plus the cost of a foreclosure report in the sum of \$231, plus attorneys fees and costs accrued in connection with the collection of the debt, and plus other costs and disbursements incurred in the course of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 12, 1987, at the hour of 10:00 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 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 October 2, 1986

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

Trustee

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.

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 January A.D., 1987 at 2:20 o'clock P.M., and duly recorded in Vol. M87 of Mortgages on Page 501.

FEE \$5.00

Evalyn Biehn, County Clerk

By

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