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K-39043  
TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by Kevin Wilson and Terri A. Wilson, husband and wife,

Transamerica Title Insurance Company\*\* as grantor, to  
in favor of Peoples Mortgage Company, a Washington corporation\*\*\* as trustee,  
dated May 2, 1979, recorded June 5, 1979, in the mortgage records of  
Klamath County, Oregon, in book/est./volume No. M-79 at page 13129  
fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real

property situated in said county and state, to-wit: The South 80 feet of Lot 464, Block 121, Mills Addition in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

\*Addendum thereto dated May 2, 1979 and recorded June 5, 1979, in Volume M-79 on page 13132, Records of Klamath County, Oregon.

\*\*The beneficiary has appointed William L. Larkins, Jr., of Weiss, DesCamp, Botteri &amp; Huber, A Professional Corporation, 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 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 May 1, 1986, and on the first (1st) day of each month thereafter, in the sum of \$238 each, plus late charges totalling \$477.92, all totalling \$2,143.92.

\*\*The beneficial interest was assigned to the Housing Division, Department of Commerce, State of Oregon, by instrument dated May 2, 1979, recorded June 20, 1979, in Volume M-79, page 14480, Records of Klamath County, Oregon.

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 \$25,666.34, plus interest accrued thereon at the rate of 7.25% per annum from April 1, 1986 until paid in full, plus late charges totalling \$477.92, plus the cost of a foreclosure report in the sum of \$215, and plus other costs and disbursements incurred in the course of this proceeding, less a reserve balance of \$123.97.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 2, 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 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 November 11, 1986

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: Weiss, DesCamp  
2300 U.S Bancorp Tower  
111 Sw Fifth Av  
Ptd, Or. 97204

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 \_\_\_\_\_ the 10th day  
of March A.D. 19 87 at 11:09 o'clock A.M., and duly recorded in Vol. M87  
of Mortgages on Page 3840

FEE \$5.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_