

ASPEN F-30504

STEVENS-NESS LAW FIRM, P.C., PORTLAND, OR. 97204

TRUSTEE'S NOTICE OF SALE

12145

Reference is made to that certain trust deed made by JOHN J. MARONDE and KAY J. MARONDE, as grantor, to husband and wife TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, Trustee as beneficiary, dated February 23, 19 79, recorded May 24, 19 79, in the mortgage records of Klamath County, Oregon, in book trust deed No. M-79 at page 11861, covering the following described real property situated in said county and state, to-wit:

Lot 5, Block 46, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of 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: Monthly installments of principal and interest due for the months of June, July, August, September, October, November, and December of 1986, and January and February of 1987, in the amounts of \$74.80 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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: \$2,916.81 plus interest and late charges, thereon from May 7, 1986, at the rate of EIGHT AND ONE HALF (8½%) PER CENT per annum until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 13, 19 87, at the hour of 10:10 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at Aspen Title & Escrow, Inc., 600 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 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 February 26, 19 87.

ASPEN TITLE & ESCROW, INC.

BY Evelyn Biehn Successor Trustee

I, the undersigned, certify that I am the Assistant Secretary for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Assistant Secretary Evelyn Biehn for said Trustee

SERVE:

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company of July A.D. 19 87 at 8:53 o'clock A. M. and duly recorded in Vol. M87 the 10th day of Mortgages on Page 12144.

FEE \$9.00

Evelyn Biehn, County Clerk

By E. Smith