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ATE 30883

Vol 181 Page 14374

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Dale Armin Jones and Judy Lavonne Jones, as grantor, to Mountain Title Company, Inc., as trustee, in favor of Citizens Financial Services Joint Venture No. 1088, a partnership, as beneficiary, dated May 21, 1984, recorded May 23, 1984, in the mortgage records of Klamath County, Oregon, in M-84 at page 8579, and as to which Maurice L. Russell, II, Attorney at Law, was appointed successor trustee by instrument recorded March 23, 1987, in the mortgage records of Klamath County, Oregon, in M-87 at page 4689, covering the following described real property situated in said county and state, to-wit:

Property described in the attached Exhibit "B", incorporated herein by this reference.

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 pay when due the following sums:

Monthly Interest Only Payment Due December 15, 1986,
and All Such Monthly Payments Following:

\$ 774.38

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:

Principal Balance:

\$59,000.00

Accumulated Late Charges:

309.76

Total:

\$59,309.76

WHEREFORE, notice hereby is given that the undersigned trustee will on August 19, 1987, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.

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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 April 10, 1987

Maurice L. Russell, II

Maurice L. Russell, II
Trustee

State of Oregon, County of Marion 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.

Attorney for said Trustee

If the foregoing is a copy served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

Serve: _____

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EXHIBIT "B"

14376

A tract of land situated in that portion of Lot 25, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the Dalles-California Highway and more particulalry described as follows:

Beginning at an iron pin located in the Easterly boundary of the Dalles-California Highway, said point being South 8° 41' East a distance of 1860.73 feet from the iron pipe on the intersection of the North line of Lot 17 and the Easterly boundary of said Highway; thence South 89° 43' East parallel with the North line of Lot 17, a distance of 250 feet to an iron pin; thence North 8° 41' West parallel with said Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 89° 43' West parallel with said North line of Lot 17 a distance of 250 feet to an iron pin on the Easterly boundary of said Highway; thence South 8° 41' East along the Easterly boundary of said Highway, a distance of 200 feet, more or less, to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 11th day
of August A.D. 1987 at 11:30 o'clock A M., and duly recorded in Vol. M87
of Mortgages on Page 14374.

FEE \$13.00

Evelyn Biehn, County Clerk
By Pat Smith

Return to:

Citizens Savings and Loan Assn.
603 Chemeketa St. NE.
PO Box 14650

Salem, OR 97309

attn: Nancy Bishop