

82623

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 AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON, County of Klamath ss.

I, Dan Lindsey, being first duly sworn,
 on oath, depose and say:

That I am, and have been at all material times hereto, a
 competent person over the age of twenty-one years and a resident
 and inhabitant of Klamath County, State of Oregon.
 I am not a party to, an attorney in, or interested in any suit
 or action involving the property described below.

I hereby certify that on the 24th day of August
1987, after personal inspection, I found the following
 described real property to be unoccupied:

SEE ATTACHED NOTICE OF SALE

Commonly described as: 325 Martin, Klamath Falls, OR 97601

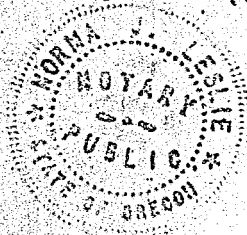
By: Dan Lindsey *Dan Lindsey*

Subscribed and sworn to before me this 19 day of September
1987.

Norma J. Leslie

Notary Public for Oregon

My Commission expires: March 31, 1991



Set. ntc

87 DEC 17 AM 8 48

NOTICE OF SALE

22467

DANIEL C. RE, Successor Trustee under the Trust Deed described below, hereby elects to sell pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at 10:30 a.m. on December 30, 1987, at the front entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

GRANTOR: RAYMOND D. RUEGGER and ARLENE K. RUEGGER

BENEFICIARY: WESTERN UNITED LIFE ASSURANCE COMPANY, a Washington corporation

TRUST DEED RECORDED: September 18, 1986, in Volume M86, at page 16895, Microfilm Records of Klamath County, Oregon.

PROPERTY COVERED BY TRUST DEED:

Beginning at the Southwest corner of Lot 17 in Block 21 INDUSTRIAL ADDITION to the City of Klamath Falls; thence Southeasterly along Martin Street 37 1/2 feet; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly parallel with Martin Street, 37 1/2 feet; thence Southwesterly parallel to Oak Avenue, 50 feet to the place of beginning, being part of Lots 17 and 16 of said Block and Addition.

DEFAULT: Failure to pay the regular monthly payments due February 20, 1987 through July 20, 1987, which represent 7 months at \$200.00, or a total of \$1,400.00; real property taxes for 1986-87 in the sum of \$177.33, plus interest; a city lien in favor of the City of Klamath Falls in the amount of \$6.04, plus interest; and late charges.

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of \$4,534.60 with interest at 10.0 percent per annum from January 20, 1987, until paid.

Notice is given that any person named in Section 86.753, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees, at any time prior to five days before the date last set for the sale.

DANIEL C. RE
Successor Trustee

-1- NOTICE OF
SALE

GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW

40 N.W. GREENWOOD • P.O. BOX 1151 • BEND, OREGON 97709-1151 • (503) 282-4331

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of December A.D., 19 87 at 8:48 o'clock A M., and duly recorded in Vol. M87
of Mortgages on Page 22466

FEE \$10.00

Evelyn Biehn,
By [Signature] County Clerk