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TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by MAVIS K. MALONE

....., as grantor, to
 TRANSAMERICA TITLE INSURANCE COMPANY
 in favor of ARTHUR ROARK AND GRACE E. ROARK
 dated April 11, 1974, recorded April 11, 1974, in the mortgage records of
 Klamath County, Oregon, in book trust/volume No. M74 at page 4491, or
~~as the beneficiary of the trust deed~~ (indicate which), covering the following described real
 property situated in said county and state, to-wit:

The S½ of Lot 30, AETAMONT SMALL FARMS, EXCEPTING THEREFROM
 the East 10 feet conveyed to 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:
 Twenty one monthly installment payments in the amount of \$90.00 each due on the 15th day of each month, and unpaid property taxes in the amount of \$3,856.63 plus interest thereon at 1% per month, and advances made by the beneficiaries for property insurance.

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:

\$11,484.10, plus interest thereon at 8% per annum, from January 11, 1988 until paid, plus all fees, costs and expenses associated with this foreclosure, and all sums expended by beneficiary to protect the property or their interest therein during the pendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 29, 1988, 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 steps of Klamath County Courthouse

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 May 13, 1988

Gene Farmer
 Trustee

State of Oregon, County of JOSEPHINE 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 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: MAVIS K. MALONE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gene Farmer, Atty at Law the 21 day
 of June A.D., 1988 at 11:32 o'clock A. M., and duly recorded in Vol. M88
 of Mortgages on Page 9542

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE \$8.00

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