

OF

89091

TRUSTEE'S NOTICE OF SALE

Vol. m88 Page 10863

Reference is made to that certain trust deed made by Allen Miskiewicz, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Donald L. Ebsen & Lillian K. Ebsen, husband and wife, or survivor, as beneficiary, dated July 6, 1987, recorded July 6, 1987, in the mortgage records of Klamath County, Oregon, in book/leaf/volume No. M-87 at page 11821, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

Tract No. 9 and the South 32 feet of Lot 10, SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of 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:

Monthly installments of \$200 each, due January 5, 1988, and February 5, 1988, and monthly installments of \$200 each falling due on the fifth day of each month thereafter.

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:

\$17,639.69 with interest thereon at the rate of 9% per annum from December 16, 1987.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 8, 1988, at the hour of 10 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Klamath County Courthouse, 316 Main St. in the City of Klamath, 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 rendering 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 March 10, 1988.

Donald R. Crane  
Successor Trustee

State of Oregon, County of \_\_\_\_\_ 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: Allen Miskiewicz at (1) 229 Elm  
and (2) P. O. Box 19  
Merrill, OR 97633

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald R. Crane the 11th day of July A.D., 1988 at 4:05 o'clock P.M., and duly recorded in Vol. M88 of Mortgages on Page 10863

Evelyn Biehn  
By Pauline Mullens County Clerk

FEE \$8.00

55 PM 4 05