

OC

89776

TRUSTEE'S NOTICE OF SALE

Vol. m8 Page 12052

Reference is made to that certain trust deed made by Smith, husband and wife Kenneth M. Smith and Wanda M., as grantor, to Mountain Title Company, as trustee, in favor of Raymond K. Mattson and Beatrice M. Mattson, as beneficiary, dated January 16, 1978, recorded January 20, 1978, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M78 at page 1277 plus one (indicate which), covering the following described real property situated in said county and state, to-wit:

The South 3 1/2 feet of Lot 3 and all of Lot 4 of Block 13 in the Original Town of Merrill, 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 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:

Principal in the sum of \$1,496.62 and interest in the sum of \$348.40 as of July 16, 1988.

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 in the sum of \$2,960.13 and interest in the sum of \$348.40 with interest accruing at \$ 0.6488 per diem.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 14, 1988, 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, Front Steps, 305 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 grantor or his successors in interest acquired after the execution of said trust deed, together with any interest which the trustee 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.

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 July 21, 1988

Michael L. Brant

State of Oregon, County of Klamath

Trustee

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.

Michael L. Brant  
Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael L. Brant of July A.D. 1988 at 2:12 o'clock P. M., and duly recorded in Vol. M88 of Mortgages on Page 12052

FEE \$8.00

Evelyn Biehn  
County Clerk

Return: Michael L. Brant, 325 Main, K. Falls. 97601

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