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93206

TRUSTEE'S NOTICE OF SALE

Vol. m88 Page 18231Reference is made to that certain trust deed made by Allen W. Ewald and Robin A. Ewald

....., as grantor, to
 Commonwealth Land Title Insurance Co., as trustee,
 in favor of First Interstate Bank of Oregon, N.A., fka First National Bank of Oregon, as beneficiary,
 dated May 30 19 80 recorded May 30 19 80 in the mortgage records of
Klamath County, Oregon, in Book del / volume No. M80 at page 9861 or
 as fee/title/instrument/microfilm/reception No. (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 39 and the Easterly 8 feet of Lot 40, as shown on the
 map entitled "Roselawn Subdivision of Block 70 Buena Vista
 Addition to Klamath Falls, Oregon", situated in the State
 of Oregon, County of Klamath. Together with the North half
 of the alley vacated adjoining that would attach thereto
 by ordinance #5038 recorded in Volume 308 page 405, Deed
 records of Klamath County, Oregon.

(726 Roseway Drive, Klamath Falls, OR 97601)

Beneficial interest assigned to Housing Division, Department of Commerce, State of Oregon, nka
 Oregon Housing Agency, State of Oregon by instrument recorded May 30, 1980 as Vol. M80, Page
 9865; re-recorded June 24, 1980, Vol. M80, Page 11579, Klamath County Records.

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 de-
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly
 installments of \$314.02 each, commencing with the payment due January 1, 1988 and continuing each month until this
 trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$50.87 as of May 18, 1988 and further
 late charges of \$12.77 on each delinquent payment thereafter; plus all fees, costs and expenses associated with this
 foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency
 of this proceeding, evidence that taxes are paid as provided by the terms of the Trust Deed, and plus the deficit
 reserve account balance of \$11.32.

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:
 The sum of \$25,645.89 with interest thereon at the rate of 9.25% per annum from December 1, 1987, until paid; plus
 all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the
 property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided
 by the terms of the Trust Deed, and plus the deficit reserve account balance of \$11.32.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 28 19 88
 at the hour of 1:00 o'clock, P. M., Pacific Standard Time at
front door - 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 per-
 formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
 ance 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 obli-
 gation, 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 26 19 88By: GEORGE C. REINMILLER521 SW ClayPortland, OR 97201226-3607GEORGE C. REINMILLER - Successor-Trustee

Trustee

State of Oregon, County of Multnomah ss:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Crane & Foltz the 27th day
 of Oct. A.D., 19 88 at 4:42 o'clock P. M., and duly recorded in Vol. M88
 of Mortgages on Page 18231

Evelyn Biehn County Clerk

FEE \$8.00

By Pauline Mullendore