

94618

Amended
TRUSTEE'S NOTICE OF SALE

Vol. m88 Page 20658

Reference is made to that certain trust deed made by Smith, husband and wife Kenneth M. Smith and Wanda M.
in favor of Mountain Title Company, as grantor, to
Raymond K. Mattson and Beatrice M. Mattson, as trustee,
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 or
less, the instrument being duly received by the County Clerk, and the same is hereby acknowledged as
properly situated in said county and state, to-wit: (indicate which), covering the following described real
estate:
The South 3 1/2

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 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:

Principal in the sum of \$1,426.60

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

Further for Real Property Taxes in the sum of \$1,940.65 paid by the Beneficiaries on behalf of the Grantors.

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 \$2,960.00

with interest

Principal in the sum of \$2,960.13 and interest in the sum of \$348.40 with interest accruing at \$ 0.6488 per diem. Together with real property taxes paid by the Beneficiaries in the sum of \$1,940.65.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 14, 1988, at the hour of 10:00 o'clock, a M., in accord with the standard of time established by ORS 187.110, 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 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 November 30 1988

DATED November 30, 1988

Michael L. Bryant

State of Oregon, County of _____ Klamath
I, the undersigned:

Trustee

State of Oregon, County of Klamath ss: 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

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.

Ref: MICHAEL L. BRANT

WILL E. BRANT
ATTORNEY AT LAW
325 MAIN STREET
KIAMATH FALLS, OR. 97601

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of Michael Brant
of Dec. A.D., 19 88 at 4:31 o'clock P.M., and duly recorded in Vol. M88
of Mortgages the 5th day

FEE \$8.00

On page 20658.
 Evelyn Biehn County Clerk
 By

By Dorene Mullendore County Clerk