

OT 99568

## TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by Esther E. Manes, husband and wife as grantor, to Michael L. Brant as trustee, Boyd E. Manes and Maryallice Freeman as beneficiary, dated June 15, 1984, recorded June 18, 1984, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M84 at page 10106, or as fee/file/instrument/microfilm/reception No. 37804 (indicate which), covering the following described real property situated in said county and state, to-wit:

The Northerly 100 feet of the SW 1/4 of the NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies East of the U.S.R. Lateral A-3-B and West of Homedale Road, EXCEPTING THEREFROM the Northerly 10 feet of the SW 1/4 NE 1/4 which lies East of the U.S.R. Lateral A-3-B and West of Homedale Road.

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:

Last Payment Paid: 2/28/89

Delinquent Sums Due: \$954.27 (as of 2/28/89 due on Trust Deed)

Insurance premiums paid on behalf of Grantor by Beneficiary: \$70.00

Taxes Delinquent as of 2/28/89: \$273.04

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:

\$20,980.00 from February 28, 1989 and which accrues interest at the rate of 0.275 per diem. TOGETHER WITH insurance premiums in the sum of \$70.00 and real property taxes in the sum of \$273.04.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 25, 1989, 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 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 March 7, 1989Michael L. BrantMichael L. Brant  
Successor TrusteeState of Oregon, County of Klamath

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 AT LAW  
325 MAIN STREET

KLAMATH FALLS, OR 97601

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:

Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: \$3.

Filed for record at request of Michael L. Brant of April A.D. 1989 at 10:29 o'clock A.M., and duly recorded in Vol. M89 of Mortgages on Page 7256.

FEE \$8.00

Evelyn Biehn, County Clerk

By Pauline M. Muckelbauer

1989 APR 27 AM 10 29