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## TRUSTEE'S NOTICE OF SALE

Vol. m89 Page 13298

Reference is made to that certain trust deed made by DAVID L. BEAL and JERI L. BEAL,  
husband and wife, as grantor, to  
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee,  
in favor of LESLIE NORTHCUTT and NORMA V. NORTHCUTT, husband and wife, as beneficiary,  
dated November 9, 1987, recorded November 10, 1987, in the mortgage records of  
Klamath County, Oregon, in ~~book~~ box 144 volume No. M87 at page 20442,  
~~see file instrument/microfilm/reception No.~~ (indicate which), covering the following described real  
property situated in said county and state, to-wit:

The Northerly 40 feet of Lots 486 and 487, Block 114, MILLS ADDITION  
to the City of Klamath Falls, 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 de-  
fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments of \$300.11 from March 9, 1989, and each month  
thereafter, plus real estate taxes in the amount of \$1,260.56.

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:

\$31,728.00 plus interest accrued in the amount of \$2,323.22 plus  
interest accruing at the rate of \$9.34 per day from July 10, 1989;  
plus real estate taxes in the amount of \$1,260.56.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 15, 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

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 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 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 July 20, 1989

  
Richard Fairclo

Trustee

State of Oregon, County of Klamath 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

## SERVE:

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo the 20th day  
of July A.D. 19 89 at 4:43 o'clock PM., and duly recorded in Vol. M89  
of Mortgages on Page 13298

Evelyn Biehn - County Clerk

By Andrew Miller

FEE \$8.00

Return: Proctor & Fairclo  
280 Main, Klamath Falls, Or. 97601

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