

OK 9036  
NOTIC

Reference is made to that certain trust deed made by Margaret Ann Courtice Coats formerly Margaret Ann Courtice, as grantor, to Mountain Title Co., Inc., which duties are assigned to Bradford\*, as trustee, in favor of Gary J. Terpening & Linda M. Terpening, husband & wife,, as beneficiaries, dated May 13, 1985, recorded May 23, 1985, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M85 at page 7726, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

The N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31, Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Together with a non-exclusive easement over the East 60' of Government Lot 2 lying South of Highway 140, the East 60' of Government Lot 3 and the East 60' of the North 1/2 of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, for ingress and egress to and from the subject property.

\*J. Aspell, Attorney at Law, an active member of the Oregon State Bar, by appointment of successor trustee dated Dec. 13, 1989, recorded at Volume m84, page 24228 of the Klamath County Mortgage Records, a successor trustee.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

27 MONTHLY PAYMENT AT \$164.48

\$4,440.96

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:

UNPAID PRINCIPAL BALANCE	\$15,776.51
	3,909.41

UNPAID INTEREST THROUGH 12-8-89 3,909.41

\*Main Street, Klamath Falls, Oregon 97601

\*Main Street, Klamath Falls, Oregon 97601

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successor's in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Attest: \_\_\_\_\_, Trustee, in '92 o'clock, \_\_\_\_\_ A. M., in accord with the standard of time established by the front cover

Said sale will be held at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on April 23, 1990, at the following place: inside the front foyer of the Klamath County Courthouse, 316\*\* in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary, nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

Margaret Ann Courtice Coats

HC 33, Box 5

Beatty, Oregon 97621

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: Dec. 8th, 1989

Trustee

Beneficiary

(State which)

(If the signer of the above is a corporation,  
use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

STATE OF OREGON, County of Klamath

ss.

County of Klamath

The foregoing instrument was acknowledged before me this

Dec. 6

1989, by

Gary J. Terpening

The foregoing instrument was acknowledged before me this Dec. 8, 1989, by

Linda M. Terpening

Linda M. Terpening

Shirley F. Hammond  
Notary Public for Oregon

(SEAL)

My commission expires: 10-12-92

Madeline Ogden  
Notary Public for Oregon

My commission expires: Aug. 14, 1993

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW FIRM, CO., PORTLAND, OR.

Re: Trust Deed From

Grantor

To

Trustee

AFTER RECORDING RETURN TO

Aspell, Della-Rose & Richard  
122 South Fifth Street  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on

page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

## TRUSTEE'S NOTICE OF SALE

24252

Reference is made to that certain trust deed made by MARGARET ANN COURTICEMOUNTAIN TITLE CO., INC.

as grantor, to  
in favor of GARY J. AND LINDA A. TERPENING, husband & wife, as trustee,  
dated May 13, 1985 recorded May 23, 1985, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M85 at page 7726, or  
as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real

property situated in said county and state, to-wit:

The N1/2SE1/4SW1/4, of Section 31, Township 36 South Range 12 East of the  
Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a non-exclusive easement over the East 60' of Government Lot  
2 lying South of Highway 140, the East 60' of Government Lot 3 and the East  
60' of the North 1/2 of Government Lot 4, Section 31, Township 36 South,  
Range 12 East of the Willamette Meridian, for ingress and egress to and \*

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:  
\* From the subject property.

27 MONTHLY PAYMENTS AT \$164.48

\$4,440.96

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:

UNPAID PRINCIPAL BALANCE

\$15,776.51

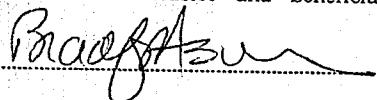
UNPAID INTEREST THROUGH 12-8-89

3,909.41

WHEREFORE, notice hereby is given that the undersigned trustee will on APRIL 23, 1990,  
at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at  
inside the front foyer of the 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.

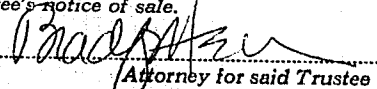
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the  
plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obli-  
gation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their  
respective successors in interest, if any.

DATED 12-13, 19 89


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

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: MARGARET COURTICE COATESHC-33, BOX 5Beatty, Oregon 97621

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 14th day  
of Dec. A.D. 19 89 at 3:52 o'clock P.M., and duly recorded in Vol. M89  
of Mortgages on Page 24250

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Muelandere