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TRUSTEE'S NOTICE OF SALE

Vol. m 90 Page 1478



Reference is made to that certain trust deed made by CLAYCO PETROLEUM CORPORATION, A Delaware corporation, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, in favor of JACK D. GANN and JOYCE M. GANN, husband and wife, as beneficiary, dated June 19, 1987, recorded June 29, 1987, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-87 at page 11278, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 12, Block 109, BUENA VISTA 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums: 1. Monthly payment in the amount of \$100.00 due September 5, 1988, together with an additional monthly payment in the sum of \$100.00 due the 5th day of each and every month thereafter. 2. Grantor's failure to pay real property taxes for tax year 1984-85 through tax year 1988-89 (together with County billed Lot Book Search, redemption fee and publication fee) totalling \$2,354.84.

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: 1. The principal sum owing pursuant to said Note in the amount of \$10,880.16, together with interest on said sum at the rate of 10% per annum from August 22, 1988. - 2. Real property taxes for tax year 1984-85 through tax year 1988-89, plus County billed Lot Book Search, redemption and publication fees, totalling \$2,354.85.

WHEREFORE, notice hereby is given that the undersigned trustee will on JANUARY 23, 1990, at the hour of 1:30 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 601 Main Street, Suite 215,

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 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 9-13, 1989

Neal G. Buchanan
NEAL G. BUCHANAN

Successor

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.

90 JAN 22 PM 3 17

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

I, Deanna Azevedo, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and News

a newspaper of general circulation, as

defined by Chapter 193 ORS, printed and

published at Klamath Falls in the

aforsaid county and state; that the

LEGAL #1169

TRUSTEE'S NOTICE

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for FOUR

(4 insertions) in the following issues:

NOV. 19, 1989

NOV. 26, 1989

DEC. 3, 1989

DEC. 10, 1989

Total Cost: \$274.72

Deanna L. Azevedo

Subscribed and sworn to before me this 10TH

day of DECEMBER 19 89

Neil Buchanan
Notary Public of Oregon

My commission expires Jan 15 1990

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by CLAYCO PETROLEUM CORPORATION, A Delaware corporation, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, in favor of JACK D. GANN and JOYCE M. GANN, husband and wife, as beneficiary, dated June 19, 1987, recorded June 29, 1987, in the mortgage records of Klamath County, Oregon, in volume No. M-87 at page 11278, covering the following described real property situated in said county and state, to-wit:

Lot 12, Block 109, BUENA VISTA 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums: 1. Monthly payment in the amount of \$100.00 due September 5, 1988, together with an additional monthly payment in the sum of \$100.00 due the 5th day of each and every month thereafter. 2. Grantor's failure to pay real property taxes for tax year 1984-85 through tax year 1988-89 (together with County billed Lot Book Search, redemption fee and publication fee) totalling \$2,354.84.

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: 1. The principal sum owing pursuant to said Note in the amount of \$10,880.16, together with interest on said sum at the rate of 10% per annum from August 22, 1988. 2. Real property taxes for tax year 1984-85 through tax year 1988-89, plus County billed Lot Book Search, redemption and publication fees, totalling \$2,354.85.

WHEREFORE, notice hereby is given that the undersigned trustee will on JANUARY 23, 1990, at the hour of 1:30 o'clock P.M., in accord with the standard of time established by ORS 187.110, at 601 Main Street, Suite 215, 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 86.733 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 86.733.

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: 13, 1989

NEAL G. BUCHANAN

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.

Neal Buchanan

Attorney for said Trustee

(1169 Nov. 19, 26, Dec. 3, 10, 1989)

NOTICE OF NONJUDICIAL SALE

Clayco Petroleum Corporation

RE TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property:*

Lot 12, Block 109, BUENA VISTA 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

SAID PROPERTY is civilly described as 1030 California Avenue, Klamath Falls, Klamath County, Oregon. (See attached copy of Trustee's Sale Guarantee and copy of Klamath County Assessor's true cash value appraisal amount) belonging to above named taxpayers belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at 601 Main Street, Suite 215, Klamath Falls, Oregon on January 23, 1989, at 1:30 o'clock P.M., on the following terms PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$ 10,880.16
Interest to date of sale	\$ 1,543.97
Legal fees (and Trustee's fees)	\$ 550.00
Selling costs (Trustee's Sale Guarantee, recording fees, etc.)	\$ 226.00
Other: (Delinquent real property taxes)	\$ 2,354.84+

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

- (i) The Internal Revenue District named thereon: Portland, Oregon
- (ii) Taxpayers Name(s): Clayco Petroleum Corporation
Address 1418 Ivory Street, Klamath Falls, Oregon 97603
- (iii) Date of filing lien: Sept. 25, 1989 Place of filing: Klamath Falls, Oregon
- ☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

NEAL G. BUCHANAN NAME
601 Main Street, Suite 215
Klamath Falls, OR 97601
CITY, STATE, ZIP

DATED: OCTOBER 2, 1989

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

I, NEAL G. BUCHANAN, being first duly sworn, depose and say: That on October 2, 1989, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 1220 S.W. Third Avenue, Portland, Oregon 97204, all in conformity with Reg. § 301.7425-3(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon on October 2, 1989, which was not less than twenty-five (25) days prior to the sale.

NEAL G. BUCHANAN

Subscribed and sworn to before me this 2 day of October, 1989

(SEAL)

VIVIERNE I. HUSTEAD
NOTARY PUBLIC-OREGON

My Commission Expires

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated OCT 11 1989, 19

By Lloyd Neal

Title: Asst. Sec. Special Procedures

NOTE—If signed acknowledgement is requested, submit in duplicate.