

OK 14098

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by ROBERT DALE RIGGS and ROBIN LYNN RIGGS, husband and wife, as grantor, to MOUNTAIN TITLE COMPANY, INC., as trustee, in favor of RODRIC A. LANE and NANCY K. LANE, as beneficiary, dated December 7, 1982, recorded December 20, 1982, in the mortgage records of Klamath County, Oregon, in book 1187 volume No. M82, at page 18135, ~~for file in instrument/microfilm/reception~~ Records (indicate which), covering the following described real property situated in said county and state, to-wit:

SEE ATTACHED EXHIBIT "A."

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: Monthly payments of \$155.33 beginning April 20, 1989, to date. Also delinquent real estate taxes as follows: For 1986-87, \$127.34 plus interest and \$130 plus interest; For 1987-88, \$135.38 plus interest and \$138.23 plus interest; For 1988-89, \$233.42 plus interest and \$199.89 plus interest; For 1989-90, \$233.86 plus interest and \$209.16 plus interest.

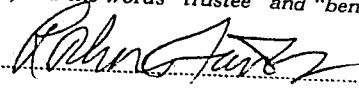
By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$13,931.90 plus interest at the rate of \$3.7857 per diem from March 27, 1990, plus all delinquent taxes as set forth above.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 5, 1990, at the hour of 10:30 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at Klamath County Courthouse front steps, 316 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 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 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 April 23, 1990
Richard Fairclo

Trustee

State 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.

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: _____

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EXHIBIT "A"

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following two bearings and distances: North 89 degrees 54' 02" West 1097.61 feet; South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning South 89 degrees 54' 02" East 202.85 feet to a point; thence south 89 degrees 54' 30" East 348.71 feet to a point; thence South 787.98 feet to a point; thence South 89 degrees 43' 16" West 551.58 feet to a 5/8" iron pin; thence North 791.58 feet to the point of beginning.

Tax Account No: 3407 01400 00900
3407 01400 01800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo the 27th day
of April A.D., 19 90 at 9:52 o'clock A M., and duly recorded in Vol. M90,
of Mortgages on Page 7850.

Evelyn Biehn - County Clerk

By

Pauline Mullendore

FEE \$13.00

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