

OK 14145

TRUSTEE'S NOTICE OF SALE

Vol. m90 Page: 7921

Reference is made to that certain trust deed made by PAUL A. FRENZEL and MABEL FRENZEL, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, in favor of PAMELA J. PEMBERTON, as beneficiary, dated September 29, 19 88, recorded September 30, 19 88, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M88, at page 16312, fee/file/instrument/microfilm/reception No. _____, (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 \$834.00 on October 20, 1988, and on November 20, 1988, and commencing December 20, 1988, and each month thereafter, payments in the amount of \$334.00, plus real estate taxes in the amount of \$530.00 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:

\$30,718.48 plus interest at the rate of \$8.1918 per day from April 19, 1990, plus late charges in the amount of \$1,367.50; plus real estate taxes in the amount of \$530.53 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 5, 1990, 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, 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 24, 19 90

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

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:

90 APR 27 PM 2 08

EXHIBIT "A"

A tract of land situated in Lot 45, Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 45, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of said Lot; thence North along the East line of said Lot, 250.82 feet; thence West parallel with the South line of said Lot to the West line thereof; thence South along said West line to the Southwest corner thereof; thence East along the South line of said Lot to the point of beginning.

Tax Account No.: 3811 015B0 02000

PARCEL 2:

The North 1/2 of Lot 44 in Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3811 015B0 01900

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 2:08 o'clock P M., and duly recorded in Vol. M90,
of Mortgages on Page 7921.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mulendore

Return: Proctor & Fairclo