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TRUSTEE'S NOTICE OF SALE

Vol. m90 Page 8636

Reference is made to that certain trust deed made by BRADLEY L. SPIRES and
RICKY LANE BRIDGES, as grantor, to
KLAMATH COUNTY TITLE COMPANY, as trustee,
in favor of CLARA S. GATES, as beneficiary,
dated June 16, 1983, recorded June 16, 1983, in the mortgage records of
Klamath County, Oregon, in ~~BOOK 1467~~ volume No. M83 at page 9386,
~~ten (10) years from the date of recording of the foregoing deed (hereinafter referred to as the "prior deed")~~, covering the following described real
property situated in said county and state, to-wit:

Lot 6 in Block 42 of HOT SPRINGS 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:

Real property taxes for the year 1986 in the amount of \$388.16 plus accrued interest; taxes for the year 1987 in the amount of \$636.93 plus accrued interest; taxes for the year 1988 in the amount of \$659.47 plus accrued interest; and taxes for the year 1989 in the amount of \$713.86 plus accrued interest

plus accrued 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: \$23,654.01 plus accrued interest from April 10, 1990, plus real property taxes for the year 1986 in the amount of \$388.16 plus accrued interest; taxes for the year 1987 in the amount of \$636.93 plus accrued interest; taxes for the year 1988 in the amount of \$659.47 plus accrued interest; and taxes for the year 1989 in the amount of \$713.86 plus accrued interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on September, 19....., 19..... 90,

in the amount of \$659.47 plus accrued interest, taxes and costs, and
1989 in the amount of \$713.86 plus accrued interest. September 12, 1990.
WHEREFORE, notice hereby is given that the undersigned trustee will on
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 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.
The singular includes the plural, and the plural includes the singular, and the gender is feminine and the neuter, the singular includes the

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 May 7, 1990.

Richard Fairclo
Trustee

State of Oregon, County of Klamath ss:

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 7th day
of May A.D., 19 90 at 2:08 o'clock PM., and duly recorded in Vol. M90,
of Mortgages on Page 8636.

Evelyn Biehn County Clerk

By Daniel Mulenbaker

FEE \$8.00

Return: Proctor & Fairclo

280 Main, Klamath Falls, Or. 97601