

STATE OF OREGON,
COUNTY OF KLAMATH ss.

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 aforesaid
county and state; that the

LEGAL #941

TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4 insertion s) in the following issue s: —

JULY 28, 1989

AUGUST 4, 1989

AUGUST 11, 1989

AUGUST 18, 1989

Total Cost: \$233.92

Deanna Azevedo

Subscribed and sworn to before me this 18
day of AUGUST 1989

[Signature]
Notary Public of Oregon

My commission expires 15 1990

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DAVID L. BEAL and JERI L. BEAL, husband and wife, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, in favor of LESLIE NORTHCUTT and NORMA V. NORTHCUTT, husband and wife, as beneficiary, dated November 9, 1987, recorded November 10, 1987, in the mortgage records of Klamath County, Oregon, in volume No. M87 at page 20442, covering the following described real property situated in said county and state, to-wit:

The Northerly 40 feet of Lots 486 and 487, Block 114, MILES 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 86.725(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments of \$300.11 from March 9, 1989, and each month thereafter, plus real estate taxes in the amount of \$1,240.50.

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: \$31,728.00 plus interest accrued in the amount of \$2,323.22 plus interest accruing at the rate of \$9.34 per day from July 10, 1989, plus real estate taxes in the amount of \$1,240.50.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 15, 1989, 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 successor 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 of 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 of 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.

DATED July 20, 1989
Richard Fairclo, Trustee
1741 July 28, Aug. 4, 11/18, 1989

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Proctor & Fairclo

on this 30th day of May A.D., 1990
at 3:59 o'clock PM and duly recorded
in Vol. M90 of Mortgages Page 10316

Evelyn Biehn County Clerk

By Pauline Mullenbore

Deputy.

Fee, \$8.00

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

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