

24395

Aspen 35501

Vol. m91 Page 282

Loan No. P68008

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by John A. VanMeter and Loretta M. VanMeter, as grantor, to Mountain Title Company, Inc., as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated March 22, 1985, recorded March 25, 1985, in the mortgage records of Klamath County, Oregon, Volume M85, page 4341 (by Assumption Agreement the above Trust Deed was assumed by Jake Lorentz and Audree Lorentz, dated August 9, 1989, recorded August 21, 1989, Volume M89, page 15565), and whereas a successor trustee, Douglas A. Port, was appointed pursuant to ORS 86.790(3) by written instrument recorded on August 16, 1990, Volume M90, page 16517, covering the following described real property situated in said county and state, to-wit:

Tax Account No.: 1-0502548-R, Code 162, Map 3908-36DA, TL # 1400,  
Key No. 502548

Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, and 22, Block 3, TOWN OF MIDLAND, in the County of Klamath, State of Oregon, TOGETHER WITH vacated alley adjacent thereto by Order of Vacation recorded February 6, 1957 in Book 289 at Page 469, Deed Records of Klamath County, Oregon.

The mailing address of the above-described property is 340 Hooter, Midland, Oregon 97634.

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 on August 16, 1990, in Volume M90, page 16518, pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Full monthly payments in the amount of \$567 due February 1, 1989, and the first day of each month thereafter through January 1, 1990 (partial payments made).

Full monthly payments in the amount of \$571 due February 1, 1990, and the first day of each month thereafter (partial payments made).

The total delinquency is \$2,855.

By reason of said default the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

The principal sum of \$51,327.71 with interest thereon at the rate of 10.75 percent per annum from March 16, 1990, until paid, plus

trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 17, 1991, at the hour of 1:30 o'clock, p.m., in accord with the Standard of Time established by Section 187.110, Oregon Revised Statutes, at the front steps of the County Courthouse 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED AUGUST 17, 1990

Douglas A. Port

Successor Trustee  
Douglas A. Port  
700 Summer Street, NE  
Salem, Oregon 97310  
Phone (503) 373-2123

State of Oregon )  
County of Marion ) ss:

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Trustee

## SHERIFF'S RETURN OF SERVICE

State of Oregon ) Court Case No. 968008  
 County of Klamath ) Sheriff's Case No. 902997-01  
 Received for Service 08/23/90

I hereby certify that I received for service on  
 OCCUPANTS ET AL LORENTZ

the within:

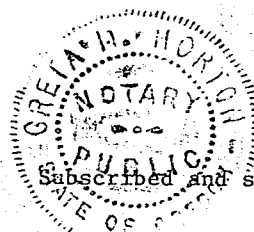
TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked [ ]

KEVIN D LORENTZ  
 was served personally and in person at  
 340 HOOTER  
 MIDLAND , OR on 08/27/90 at 15:50 hours.

All search and service was made within Klamath County,  
 State of Oregon.

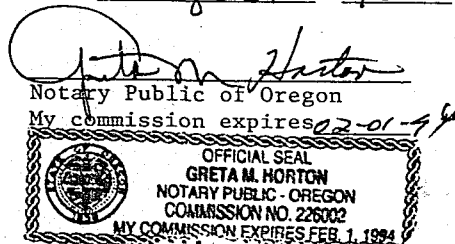
Carl R. Burkhardt, Sheriff  
 Klamath County, Oregon



By Rebecca Dailey  
 DAILEY, REBECCA  
 Subscribed and sworn to before me this 28<sup>th</sup> day of August 1990

Copy To:

INTERSTATE PROCESS ,  
 PO BOX 422  
 BEAVERTON OR 97075



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day  
 of Jan. A.D., 19 91 at 9:59 o'clock AM., and duly recorded in Vol. M91,  
 of Mortgages on Page 282

FEE \$18.00

Return: ATC

Evelyn Biehn County Clerk

By Pauline Mullendore