

24951

Aspen 35692 Vol. 99/ Page 1182

Notice of Sale

A default has occurred under the terms of a Trust Deed executed by W. Alan Bowker and Lenis M. Bowker, as Grantor, to Transamerica Title Insurance Company, as Trustee, dated, Feb. 26, 1974 and recorded Feb. 27, 1974, in the official records of Klamath County, Oregon, in (as) Book M-74/Page 2870/#86372 with Equitable Savings & Loan Association as the original Beneficiary, covering the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

AKA: 1839 Kimberly Drive, Klamath Falls, OR

FORREST N. A. BACCI, Successor Trustee, and the Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded a Notice of Default pursuant to ORS 86.735(3). The default for which the foreclosure is made is the failure of Grantor or Grantor's successor in interest to: make monthly payments of \$433.61 each, commencing with the payment due 5/20/90, and continuing each month until this Trust Deed is reinstated or goes to Trustee Sale, plus a late charge of 5% on each installment not paid within 15 days following the due date, and all Trustee's fees and other costs associated with this foreclosure, and any further breach of any term or condition in subject Note and Trust Deed.

By reason of the default the Beneficiary has declared all obligations secured by the Trust Deed immediately due and payable. The sums now due are: \$30,793.62 plus accrued interest at the rate of 10% per annum from 4/1/90 and continuing until paid, plus all accrued late charges, Trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of the Trust Deed.

Notice Is Hereby Given that the undersigned Trustee will on February 7, 1991 at the hour of 11:00 o'clock, (A.M), standard of time established by ORS 187.110, at: the front entrance to the Klamath County Courthouse, 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 above described property which the Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the secured obligations 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 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 the principal as would not then be due had no default occurred, together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed, and statutory Trustee's and attorney's fees, and by curing any other default stated in the Notice of Default and any other default under the Trust Deed that may have occurred subsequent to the recording of the Notice of Default, by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for the sale.

Dated: September 19, 1990

Forrest N. A. Bacci
FORREST N. A. BACCI, TRUSTEE

Ref: For Information Contact:
PEELLE FINANCIAL CORPORATION
197 East Hamilton Avenue, Campbell, CA 95008

PFC # 90798-49 Loan # 017112-4/LUF 6392

OR024 NOS 08/22/90

(408) 866-6868

91 JAN 17 PM 3 27

PFC No.: 90798-49
LN No. : 017112-4/LUF 6392
EXHIBIT "A"

1183

The following described real property in Klamath County, Oregon:

A tract of land located in the S $\frac{1}{2}$ of N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, said iron pin also being the Southeast corner of Fourth Addition to Winema Gardens; thence North 89 degrees 39 minutes 15 seconds East, a distance of 10.00 feet; thence South 00 degrees 33 minutes 00 seconds East, a distance of 105.00 feet; thence West, a distance of 116.01 feet; thence Northwesterly along the Arc of a curve to the right, whose radius is 20 feet and delta is 90 degrees, a distance of 31.41 feet; thence North a distance of 84.25 feet to a point on the South line of the Fourth Addition to Winema Gardens; thence North 89 degrees 39 minutes 15 seconds East, along said South line, a distance of 125.00 feet to the point of beginning.

TOGETHER WITH an access easement 30 feet wide and immediately West adjacent to the West line of the above described property.

AKA: 1839 Kimberly Drive, Klamath Falls, OR

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Jan. A.D., 19 91 at 3:27 o'clock PM., and duly recorded in Vol. M91
of Mortgages on Page 1182

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mueller

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