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TRUSTEE'S NOTICE OF SALE

Vol. 91, Page 15017

Reference is made to that certain trust deed made by ROY FRANCIS PIERCE and RACHEL PIERCE, husband and wife, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of E.S. NIDA and LEITA E. NIDA, as beneficiary, dated March 9, 1983, recorded March 9, 1983, in the mortgage records of Klamath County, Oregon, in book/leaf/volume No. M-83 at page 3605, ~~filed in instrument/microfilm reception from xxxxxxxxxx (and cannot be)~~, 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:

\$9,348.97 in prior real estate taxes and costs paid by the Beneficiary to Klamath County on or about April 15, 1991, plus real estate taxes for the fiscal year 1990-91 in the amount of \$78.38 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:

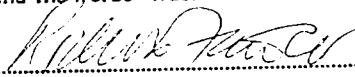
\$28,714.98 principal plus interest in the amount of 10 percent per annum from July 24, 1991, plus real estate taxes and costs in the amount of \$9,348.97 owing to Beneficiary, plus taxes for the fiscal year 1990-91 in the amount of \$78.38 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 17, 1991, 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 JULY 29, 1991



Richard Fairclo
Successor 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

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.

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EXHIBIT "A"

PARCEL 1

The West one-half of Lot 5, Block 35, HILLSIDE 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, EXCEPTING THEREFROM the North 5 feet and the Easterly 9 feet of the Westerly 89 feet of said Lot 5.

PARCEL 2

The West one-half of Lot 6 in Block 35 of HILLSIDE 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo the 31st day
of July A.D. 19 91 at 4:16 o'clock P M., and duly recorded in Vol. m91
of Mortgages on Page 15017.

Evelyn Biehn County Clerk

By Pauline M. Mendenhall

FEE \$13.00

Ref;
PROCTOR & FAIRCLO
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601