

ASPEN 36282

TRUSTEE'S NOTICE OF SALE

16610

Reference is made to that certain trust deed made by GARY ANDERSON AND CARMEN ANDERSON, HUSBAND AND WIFE, PAUL WOODS AND VELMA WOODS, HUSBAND AND WIFE ASPEN TITLE & ESCROW, INC., An Oregon Corporation RUSH E. LONG as grantor, to ASPEN TITLE & ESCROW, INC., An Oregon Corporation as trustee, in favor of RUSH E. LONG as beneficiary, dated August 21, 19 89, recorded October 26, 19 89, in the mortgage records of Klamath County, Oregon, in book/leaf No. M-89 at page 20596. XXXX ASPEN TITLE & ESCROW, INC., TRUSTEE FOR THE ABOVE NAMED TRUSTEE(S), covering the following described real property situated in said county and state, to-wit:

Lots 23 and 24, Block 5, TOGETHER WITH that portion of vacated Pine Street adjoining Lot 24, All in DOTEN, LESS any portion thereof lying in Highway 66, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-31CC TL 2200

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:

Monthly installments of principal and interest due for the months of September, October, November and December, of 1990, and January, February, March and April of 1991, in the amounts of \$599.96 each; and subsequent installments of lie amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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:

\$43,705.24 plus interest and late charges, thereon from September 3, 1990, at the rate of TEN (10%) PER CENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed

WHEREFORE, notice hereby is given that the undersigned trustee will on August 26, 1991, at the hour of 10:05 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at ASPEN TITLE & ESCROW, INC., 525 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 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 April 9, 19 91 ASPEN TITLE & ESCROW, INC.

BY [Signature] Trustee

State of Oregon, County of Klamath ss: Assistant Secretary I, the undersigned, certify that I am the Attorney for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

[Signature] Assistant Secretary for said Trustee

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.

SERVE: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day of Aug. A.D., 1991 at 3:26 o'clock P.M., and duly recorded in Vol. M91 of Mortgages on Page 16608.

FEE \$18.00

Evelyn Biehn. County Clerk By [Signature]

Return: ATC