

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by JODY ALLEN DANFORTH and DIANA LEE DANFORTH, husband and wife, as grantors, to ALAN J. BELL as trustee, in favor of PACIFIC WEST MORTGAGE COMPANY, an Oregon Corporation, as beneficiary, dated the 4th day of January, 1983, recorded the 13th day of January, 1983, in the mortgage records of Klamath County, Oregon. By assignment dated February 9, 1983, the beneficiary's interest was assigned to Robert L. Karg or Dorris I. Karg, in Volume M83, page 2900, in the mortgage records of Klamath County, Oregon. The successor in interest of the grantor is Paul Zierke and Jennifer Zierke, husband and wife, as disclosed by Warranty Deed recorded on December 27, 1984, in Volume M84, page 21443, in the deed records of Klamath County, covering the following described real property situated in said county and state, to-wit:

Lot 6 in Block 8 of Fair View 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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

\$2,209.16, taxes and plus accrued interest at the rate of 10% per annum from 1988 until paid; plus all accrued late charges, all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable. The sums now due are:

Lump sum balance due in the principal amount of \$14,194.20 plus interest thereon at the rate of 10% per annum, and all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect this property or its interest therein during the pendency of this proceeding.

WHEREFORE, notice is hereby given that the undersigned trustee will be on the 13th day of January, 1993, at the hour of 10:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the front door of the Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest

After Recording, Please Return to  
Karol W. Kersh, Attorney at Law  
P.O. Box 13281  
Salem, OR 97308

bidder for cash the interest in the said described real property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including a reasonable charge by the trustee.

Notice is further given than 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 expense 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: 8/31/92

Karol W. Kersh, Successor Trustee

STATE OF OREGON )  
 ) ss  
COUNTY OF KLAMATH )

8th The foregoing instrument was acknowledged before me this day of September, 1992.

Pauline L. Bieh  
Notary Public for Oregon

My commission expires: 1-2-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Karol W. Kersh the 10th day of Sept. A.D., 19 92 at 9:24 o'clock A M., and duly recorded in Vol. M92 of Mortgages on Page 20647.

FEE \$15.00

Evelyn Biehn, County Clerk

By Pauline L. Bieh