

TRUSTEE'S NOTICE OF SALE

5372

Reference is made to that certain trust deed made by JERRY A. BRISCOE and LINDA J. BRISCOE husband and wife as tenants by the entirety ASPEN TITLE & ESCROW, INC. in favor of ROBERT V. WETHERN, SR., as grantor, to dated June 1, 19 91, recorded June 27, Klamath County, Oregon, in book/reel/volume No. M-91, 19 91, in the mortgage records of as fee/file/instrument/microfilm/reception No. 31186 at page 12277, or property situated in said county and state, to-wit: (indicate which), covering the following described real Lot 10, Block 59, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 2

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 interest only due on the months of March, April, May, June July, August, September and October 1992 in the amounts of \$74.74 each; and subsequent installments of like amounts; subsequent amounts of 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: \$3,076.53 plus interest and late charges, thereon from February 8, 1992 at the rate of Ten and one-half (10.5%) Per Cent Per Annum until paid and all sums expended by the Beneficiary pursuant to the terms and provision of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 5, 19 92, at the hour of 2:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at In the lobby of 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 November 20, 19 92

ASPEN TITLE & ESCROW, INC.

By [Signature] Trustee

State of Oregon, County of Klamath

I, the undersigned, certify that I am the Assistant Secretary for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Assistant Secretary [Signature] for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co of March A.D. 19 93 at 10:27 o'clock AM. the 16th day of Mortgages on Page 5371 recorded in Vol. M93

FEE \$15.00

Evelyn Biehn - County Clerk

By [Signature]