

58894

MTC 29150

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Demont D. Hill and Lucy M. Hill, husband and wife as grantor, to KLAMATH COUNTY TITLE COMPANY as trustee, to secure performance certain obligations including the payment of the principal sum of \$29,000 in favor of Charles L. Pankey and Pamela L. Pankey, tenants by the entirety, as beneficiary, that certain trust deed dated March 6, 1991, recorded March 8, 1991 in Volume M91 at Page 4234, document number 26726 of the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state,

to-wit:

Lot 4 in Block 3 CHAPMAN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to, derived from in anywise appertaining to the above described premises.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Payments due on the tenth day of November and December, 1992, and January, February and March, 1993 each in the amount of \$313.64.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

\$28,103.67, together with interest

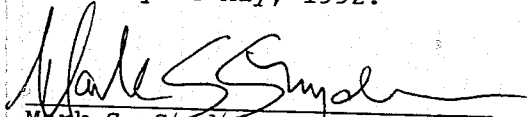
A notice of default and election to sell and to foreclose was duly recorded March 18, 1993, in Volume \_\_\_\_\_ at page \_\_\_\_\_ of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 18th day of August, 1993 at the hour of 12:00 o'clock, noon, as established by Section 187.110, Oregon Revised Statutes, at the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, 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 Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust

deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

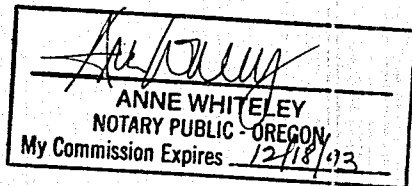
In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Bend Oregon, on the 18th day of May, 1992.

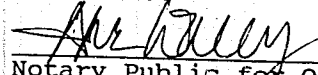
  
Mark S. Snyder, Trustee

STATE OF OREGON            )  
  ) ss.  
County of Deschutes )

Personally appeared the above named Mark S. Snyder and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

  
Notary Public for Oregon  
My Commission expires: 12/18/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 22nd day  
of March A.D., 19 93 at 11:00 o'clock A M. and duly recorded in Vol. M93  
of Mortgages on Page 5788.

FEE \$15.00

Evelyn Biehn . County Clerk

By Douglas M. [Signature]

Return: Mountain Title co.