

ON

80588

## TRUSTEE'S NOTICE OF SALE

Vol. m94 Page 14359

Reference is made to that certain trust deed made by Manuel A. Figueroa and Holly J. Figueroa, husband and wife, as grantor, to Aspen Title & Escrow, Inc. as trustee, in favor of Basin Lane and Home Mortgage, Inc. as beneficiary, dated October 19, 1989, recorded October 17, 1989, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M89 at page 19731, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

**Lot 1, Block 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. Plus all fixtures and mobile homes, if any, located thereon. (1542 WORDEN ST, KLAMATH FALLS OR 97601)**

Beneficial interest assigned to America's Mortgage Company by instrument recorded December 6, 1989 in Vol M89, Pg. 23572, Klamath County Records.

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 \$423.29 each, commencing with the payment due February 1, 1993 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$106.46 as of July 6, 1993 and further late charges of \$16.93 on each delinquent payment thereafter, plus all fees, costs and expenses associated with this foreclosure, all sums expended by the beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the 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: The sum of \$36,548.94 with interest thereon at the rate of 10.50% per annum from January 1, 1993, until paid; plus all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 26, 1994, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at front door - Klamath County Courthouse

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 January 24, 1994, 19\_\_\_\_

*Ret.* George C. Reinmiller  
521 SW Clay, Suite 200  
Portland, OR 97201 (503) 226-3607

  
GEORGE C. REINMILLER  
Successor- Trustee

State of Oregon, County of \_\_\_\_\_ 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.

7638 2005972/93-37495 OR FIGUEROA

Attorney 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 George C. Reinmiller the 6th day of May A.D., 19 94 at 10:27 o'clock A M., and duly recorded in Vol. M94 of Mortgages on Page 14359.

FEE \$10.00

Evelyn Biehn County Clerk

By Lorette Mueller