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05-13-94A11:25 RCVD

MTC 31390
TRUSTEE'S NOTICE OF SALE

Vol. m94 Page 15165

Reference is made to that certain trust deed made by Dennis Rose & Susan Rose

....., as grantor, to
Mountain Title Company....., as trustee,
 in favor of Wayne E. Johnson & Dyanne J. Johnson....., as beneficiary,
 dated May 27....., 19 88, recorded June 3....., 19 88, in the mortgage records of
Klamath..... County, Oregon, in book/reel/volume No. M88..... at page 8652.....
 fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Please see attached Exhibit "A"

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 payments of \$200 due for the months of February, 1993 through November, 1993 in the total sum of \$2,000; failure to pay real property taxes for 1990-1991 in the sum of \$454.35 plus interest, 1991-1992 in the sum of \$545.40 plus interest, 1992-1993 in the sum of \$470.18 plus interest, and 1993-1994 in the sum of \$444.19 plus interest

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:
 \$8,640.43 plus interest, at the rate of 10% per annum from April 29, 1993 until paid and real property taxes in the amounts set forth herein above.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 29....., 19 94,
 at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at
 the front entrance of Mountain Title Company, 222 S. Sixth
 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 to 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 December 15, 19 93John A. McCormick
Successor

Trustee

State of Oregon, County of Linn.....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.

15/ John A. McCormick

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.

SEND TO: 135 S.W. Fifth
Albany, OR 97321
1-503-967-0555

EXHIBIT "A"
LEGAL DESCRIPTION

The W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following two parcels of property:

PARCEL 1

A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4; thence East along the South line of said W1/2 NE1/4 SW1/4, a distance of 274 feet to a point; thence North parallel with the West line of said W1/2 NE1/4 SW1/4 a distance of 215 feet to a point; thence West parallel with the South line of said W1/2 NE1/4 SW1/4 a distance of 274 feet to the West line of said parcel; thence South along said West line a distance of 215 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 49' 54" East 274 feet to the true point of beginning; thence continuing South 89 degrees 49' 54" East 57.47 feet; thence North 00 degrees 13' East 660.10 feet; thence North 89 degrees 49' 54" West 331.61 feet; thence South 00 degrees 00' 31" East 445.51 feet; thence East 274 feet; thence South 215 feet to the point of beginning.

MTC 31390

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Sarah Parsons, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the _____

LEGAL #6174

TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for _____

FOUR

(4 insertions) in the following issues:

MARCH 20, 27, 1994

APRIL 3, 10, 1994

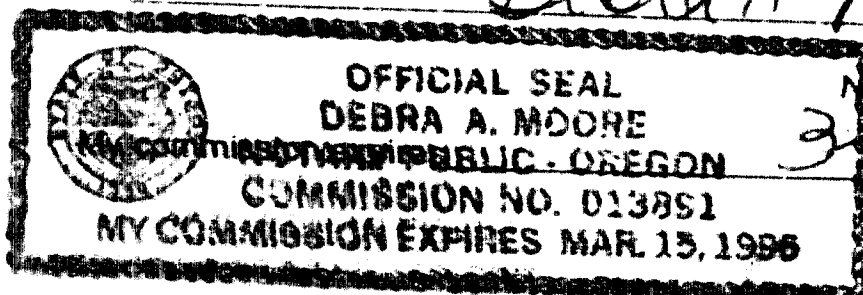
Total Cost: \$729.60

Sarah L. Parsons

Subscribed and sworn to before me this 10TH

day of APRIL

19 94



Notary Public of Oregon

3/15/96

TRUSTEE'S NOTICE

Reference is made to the certain trust deed made by Dennis Rose & Green Rose, as grantor, to Mountain Time Company, as trustee, in favor of Wayne E. Johnson, as beneficiary, dated MAY 27, 1988, recorded June 3, 1988 in the mortgage records of Klamath County, Oregon, in Book No. M88 at Page 8452, covering the following described real property situated in said county and state, to-wit:

EXHIBIT "A"

LEGAL DESCRIPTION

The W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following two parcels of property:

PARCEL 1
A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4; thence East along the South line of said W1/2 NE1/4 SW1/4 a distance of 274 feet to a point; thence North parallel with the West line of said W1/2 NE1/4 SW1/4 a distance of 215 feet to a point; thence West parallel with the South line of said W1/2 NE1/4 SW1/4 a distance of 274 feet to the West line of said parcel; thence South along said West line a distance of 215 feet to the point of beginning.

PARCEL 2
A parcel of land situated in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 49'54" East 274 feet to the true point of beginning; thence continuing South 89 degrees 49'54" East 57.47 feet; thence North 88 degrees 13' East 660.10 feet; thence North 89 degrees 49'54" West 331.61 feet; thence South 00 degrees 00'31" East 442.57 feet; thence East 274 feet; thence South 215 feet to the point of beginning.

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 payments of \$200 due for the months of February, 1993 through November, 1993 in the total sum of \$2,000; failure to pay real property taxes for 1990-1991 in the sum of \$454.35 plus interest, 1991-1992 in the sum of \$545.40 plus interest, 1992-1993 in the sum of \$470.18 plus interest, and 1993-1994 in the sum of \$444.19 plus interest.

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:

\$8,640.43 plus interest, at the rate of 10% per annum from April 29, 1993 until paid and real property taxes in the amounts set forth herein above.

(cont.)

After Recording Return To:

John A. McCormick
Attorney at Law
P.O. Box 367
Albany, OR 97321

WHEREFORE notice hereby is given that the undersigned trustee will, on April 29, 1994, at the hour of 1:00 PM, in accord with the standard of time established by ORS 187.110, at the front entrance of Mountain Title Company, 222 S. Sixth 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 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 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 obligations 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: DECEMBER 15, 1993
John A. McCormick,
Successor Trustee
State of Oregon, County of Linn 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.
/s/JOHN A. MCCORMICK
ATTORNEY FOR
SAID TRUSTEE
135 S.W. 5th
Albany, OR 97321
1-503-967-0555
#6174 March 20, 27,
April 3, 10, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day
of May A.D., 19 94 at 11:25 o'clock A M., and duly recorded in Vol. M94,
of Mortgages on Page 15165.

FEE 25.00

Evelyn Biehn - County Clerk

By Pauline Muehlendore