

ON

84977

K-46732
TRUSTEE'S NOTICE OF SALE

Vol. M94 Page 23139

Reference is made to that certain trust deed made by ROBIN FRYLING

MOUNTAIN TITLE COMPANY, as grantor, to
in favor of JOHN H. PETERSON, as trustee,
dated SEPTEMBER 2, 1993, recorded SEPTEMBER 3, 1993, in the mortgage records of
KLAMATH County, Oregon, in book/reel/volume No M93 at page 22564, or
as fee/title/instrument/third title/reception/Vol. (indicate which), covering the following described real
property situated in said county and state, to-wit:

Lots 5, 6, 7, and 8 in Block 218, MILLS SECOND 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 de-
fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

MONTHLY PAYMENTS OF \$1,902.20 DUE ON THE 3RD DAY OF APRIL,
MAY, JUNE AND JULY 1994. FOR A TOTAL AMOUNT OF \$7,608.80

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: \$69,778.32

WHEREFORE, notice hereby is given that the undersigned trustee will on DECEMBER 8, 1994,
at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
3201 VANDENBURG ROAD,

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 per-
formance 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 JULY 26, 1994

State of Oregon, County of Klamath

Trustee

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.

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 Klamath County Title Co the 28th day
of July A.D., 19 94 at 3:16 o'clock P.M., and duly recorded in Vol. M94,
of Mortgages on Page 23139

FEF \$10.00

Evelyn Biehn County Clerk

By Quelene M. M. M. M.