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09-02-94 13:37 RCVD

Vol. 194 Page 27689

K-41542

STATE OF OREGON)
) ss.
County of Lake)

Court Case No. _____

FOR _____ County

I hereby certify that received on August 10, 19 94, the within:

(X) Trustee's Notice of Sale

for service on the within named Credit Bureau of Lake County

() Served _____ personally and in person at

() SUBSITUTE SERVICE by leaving a true copy with _____
a person over the age of 14 years, who resides at the place of abode of the within
named, at said abode: _____

(X) By leaving a true copy with Vern Story of said corporation.

() NOT FOUND, after due and diligent search and inquiry, I hereby return I have
been unable to find the within named: _____

within Lake County, State of Oregon.

All search and service was made within Lake County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND August 14, 1994 6:37 P.M.

Vern Story is the Owner- Manager

Charles H. Withers,
Sheriff Lake County

By _____

John Slom
Deputy

Return: Klamath County Title Co

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Duell E. Chinn and Mariam L. Chinn, husband and wife as grantors, to Transamerica Title Insurance Company, as Trustee, in favor of Town & Country Mortgage, Inc., an Oregon Corporation as Beneficiary, dated October 11, 1983, recorded October 17, 1983, in the mortgage records of Klamath County, Oregon, in Book No. M33 at Page 17754, beneficial interest having been assigned to American Residential Mortgage Corporation, covering the following described real property:

PARCEL I:

Tract 13, TOWNSEND TRACTS, in the County of Klamath, State of Oregon.

PARCEL II:

That portion of Lots 28 and 29, TOWNSEND TRACTS, in the County of Klamath, State of Oregon, lying East of the U.S.R.S. Drain.

COMMONLY KNOWN AS: 2733 Crest Street, Klamath Falls, OR 97603

According to the current beneficiary's records, the indebtedness is owed by Duell E. Chinn and Mariam L. Chinn

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 §6.715(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$677.00 from December 1, 1993, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$43,249.66, together with interest thereon at the rate of 13.00% per annum from November 1, 1993 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 14, 1994 at the hour of 10:00 o'clock A.M., in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Jail located at 3201 Vandenberg 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 has or had power to convey at the time of the execution of said trust deed, together with any

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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.

KELLY D. SUTHERLAND
Successor Trustee

Dated

4/13/94

By:



State of Oregon, County of Multnomah ss:

I, the undersigned, certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale

SHAPIRO & KREISMAN
522 SW 5th Avenue
Suite 825
Portland, Oregon 97204
(503) 241-0772

Lender Loan #: LOGS 53-318838

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title Co the 2nd day
of Sept. A.D., 19 94 at 3:37 o'clock P.M., and duly recorded in Vol. M94
of Mortgages on Page 27689

FEE \$20.00

Evelyn Biehn - County Clerk

By

