

ON 10-11-94A09:34 RCVD

89431

TRUSTEE'S NOTICE OF SALE

Vol. M94 Page 31651

Reference is made to that certain trust deed made by Mark P. Cudo and Kendall A. Cudo, husband and wife, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Forest Products Federal Credit Union, as beneficiary, dated May 16, 1988, recorded May 17, 1988, in the mortgage records of Klamath County, Oregon, in book/res/volume No. M-88 at page 7687. ~~XXXXXX~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

The South 60 feet of Lot 4, Block 3 Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

James R. Uerlings appointed successor trustee on September 21, 1994, recorded September 26, 1994 in Vol. M94, page 30087.

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:

Full balance of \$18,427.08 at maturity on 7-1-93.

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:

Principal balance of \$18,427.08, plus attorney's fees and costs of foreclosure.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 28, 1995, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at 110 N. 6th St.

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 10-30, 1994.

James R. Uerlings

Successor Trustee

State of Oregon, County of Klamath 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.

Return: James R. Uerlings

110 N. 6th St

Klamath Falls, Or. 97601

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 James R. Uerlings the 11th day of Oct A.D. 19 94 at 9:34 o'clock A M., and duly recorded in Vol. M94 of Mortgages on Page 31651.

FEE \$10.00

Evelyn Biehn County Clerk

By James R. Uerlings