

-98472

K-47519  
TRUSTEE'S NOTICE OF SALE

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The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:  
 Grantor: RUSSELL W. DAHL and LAYVONNA V. DAHL  
 Trustee: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY  
 Successor Trustee: MICHAEL C. AROLA  
 Beneficiary: NORMA JEAN BUTTS

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

The Easterly 85 feet of Lots 1 and 2, Block 5 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the Northerly 5 feet thereof conveyed to Klamath County for road purposes by Deed Volume 300, Page 379, Deed Records of Klamath County, Oregon.

3. RECORDING. The Trust Deed was recorded as follows:  
 Date Recorded: November 26, 1985  
 Volume M85, Page 19430  
 Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments, including the payment due December 25, 1994, in the total amount of \$3,229.67, plus monthly payments in the amount of \$233.07 each from December 25, 1994; plus advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$10,511.95 plus accrued interest through September 9, 1994 in the amount of \$37.47, plus interest at the rate of 10% per annum from September 9, 1994.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.  
 Date: May 18, 1995  
 Time: 10:00 a.m. as established by ORS 187.110  
 Place: Front of the United States Post Office, 317 S. 7th Avenue, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 686-8511.

DATED: January 5, 1995.

/s/ MICHAEL C. AROLA

MICHAEL C. AROLA, Successor Trustee  
 HERSHNER, HUNTER, MOULTON, ANDREWS & NEILL  
 P.O. Box 1475  
 Eugene, OR 97440

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the \_\_\_\_\_ 17th \_\_\_\_\_ day  
 of \_\_\_\_\_ April \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 95 at \_\_\_\_\_ 3:24 \_\_\_\_\_ o'clock \_\_\_\_\_ P \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ M95  
 of \_\_\_\_\_ Mortgages \_\_\_\_\_ on Page \_\_\_\_\_ 9612 \_\_\_\_\_  
 \_\_\_\_\_ Bernetha G. Leisch, County Clerk

FEE \$10.00

By \_\_\_\_\_