

5435

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by DOUGLAS ACOL, an unmarried man, and BONITA A. ECKLUND, an unmarried woman, as grantor, to TRANSAMERICA TITLE INSURANCE, as trustee, in favor of FREDERICK J. RUGGERI and AUDREE M. RUGGERI, aka ANDREE M. RUGGERI, H&W, as beneficiary, dated October 22, 19 82, recorded December 7, 19 82, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M82 at page 17261, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 58, Block 28, Tract 1113, OREGON SHORES UNIT 2, 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums: Real property taxes paid by the beneficiary for tax years 1987 through 1991 in the total amount of \$1,234.25, together with costs incurred in redeeming county foreclosure proceedings in the amount of \$88.18 paid by the beneficiary; real proeprty taxes, together with interest thereon, for the tax years 1992 through 1994.

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: \$1,234.25 and \$88.18.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 21, 19 95, at the hour of 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at the front steps of the United States Post Office, 317 South 7th Street, in the City of Klamath Falls, County of Oregon, 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 May 15, 19 95

Michael Ratliff  
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.

Michael Ratliff 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: Douglas Acol  
Bonita A. Ecklund

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Parks & Ratliff the 31st day of Aug A.D., 19 95 at 10:59 o'clock A. M., and duly recorded in Vol. M95 of Mortgages on Page 23541.

FEE \$10.00

Bernetha G. Leisch, County Clerk  
By [Signature]