

Return: Shapiro & Kreisman
522 SW Fifth Ave #825
Portland, Or 97204

95-11679

09-12-95A10:45 RCVD

K. 42413
TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Randall D. Ashton and Tawnya T. Ashton, husband and wife as grantor, to Aspen Title & Escrow, Inc., as Trustee, in favor of Town & County Mortgage, Inc. as Beneficiary, dated August 12, 1987, recorded August 28, 1987, in the mortgage records of Klamath County, Oregon, in Volume M87 at Page 15594 and re-recorded October 26, 1987 in Volume M87, page 19365, beneficial interest having been assigned to Platte Valley Funding, L.P., covering the following described real property:

Lot 2, Block 3, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon, SAVE AND EXCEPTING THEREFROM the Northerly 70 feet thereof.

COMMONLY KNOWN AS: 2113 Summers Lane, Klamath Falls, OR 97603

According to the current beneficiary's records, the indebtedness is owed by Randall D. Ashton and Tawnya T. Ashton.

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:

Monthly payments in the sum of \$358.81 from December 1, 1994 through February 28, 1995 and \$351.77 from March 1, 1995, 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:

\$29,171.87, together with interest thereon at the rate of 10.00% per annum from November 1, 1994 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 October 11, 1995 ** at the hour of 11:00 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 interest which the grantor or his successors in interest acquired after the execution of said trust

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**Sale postponed to October 25, 1995

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 5/10/95

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 #: 110457-9

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day
of Sept A.D., 19 95 at 10:45 o'clock A M., and duly recorded in Vol. M95
of Mortgages on Page 24610

FEE \$15.00

Bernetha G. Latsch, County Clerk
By: 