

21818

'96 JUL 22 P3:57

Vol. 196 Page 22063

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 96-00824

Received for Service 03/21/96

I hereby certify that I received for service on
OCCUPANTS, ALL
the within:

TRUSTEE'S NOTICE OF SALE

I Deputy Mike Shepherd certify that upon going to the property, found no one on the property or any structures for habitation, thus am returning the paperwork with no further service attempts.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By mb Shepherd
SHEPHERD, MIKE

Copy to:

STOEL RIVES
900 SW FIFTH AVE, SUITE 2300
PORTLAND

OR 97204

RECEIVED
STOEL RIVES LLP
By 4-9-96

TRUSTEE'S NOTICE OF SALE

22064

Reference is made to that certain trust deed made by Richard Barnett, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Conklin-Fenstermaker, Inc. a California corporation, as beneficiary, dated June 27, 1995 and recorded August 2, 1995 in the mortgage records of Klamath County, Oregon Volume M95 at Page 20437, covering the following described real property situated in said county and state, to wit:

The NW1/4 of the SW1/4; the W1/2 of the NW1/4 of Section 26 and the NE1/4 of the NE1/4 of the Section 27, all situate in Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

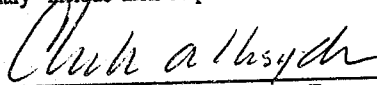
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to ORS 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: As of January 29, 1996, the sum is \$880, plus any late charges. Property taxes for 1995 - 1996 are now due and owing.

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: As of January 29, 1996, the sum is \$34,456, plus any sum advanced by the beneficiary or the beneficiary's successor in interest for the protection of the above-described real property; plus any attorneys' and trustee's fees incurred by reason of said default. Interest on the principal balance continues to accrue at the note rate of 9 percent per annum until the loan is paid in full.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 23, 1996 at the hour of 2:00 p.m. in accordance with the standard of time established by ORS 187.110, at the front entrance to the Klamath County Courthouse, in the city of Klamath Falls, Oregon, 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 the power to convey at the time of the execution by grantor of the said trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the obligations 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 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 attorneys' 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: March 14th, 1996.


Christine A. Kosydar, Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

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


De L. Dishman

FOR FURTHER INFORMATION CONTACT:
De L. Dishman
Steel Rives
900 SW Fifth Avenue, Suite 2300
Portland, OR 97204-1268
(503) 294-9127

22065

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This print is made solely for the purpose of assisting
in locating said premises and the company assumes
no liability for variations, if any, in dimensions
and location ascertained by actual survey.
MOUNTAIN TITLE COMPANY
of Klamath County

1500
150.00 AC.

1300
160.00 AC.

2100
200.00
AC.

2400
480.00
AC.

2500
400.00 AC.

1900
160.00
AC.

2600
160.00
AC.

2000U1
2000U2
2000U3

200.00
AC.

2300
40.00
AC.

2200
120.00
AC.

2900U1
2900U2
2900U3
40.00 AC

2700
160.00 AC.

3100
80.00
AC.

2800
160.00
AC.

27

26

2
ROA

RES.

BEN

34

35 GERBER

SEE CS 151

3400
40.00
AC.

HALL

CREEK

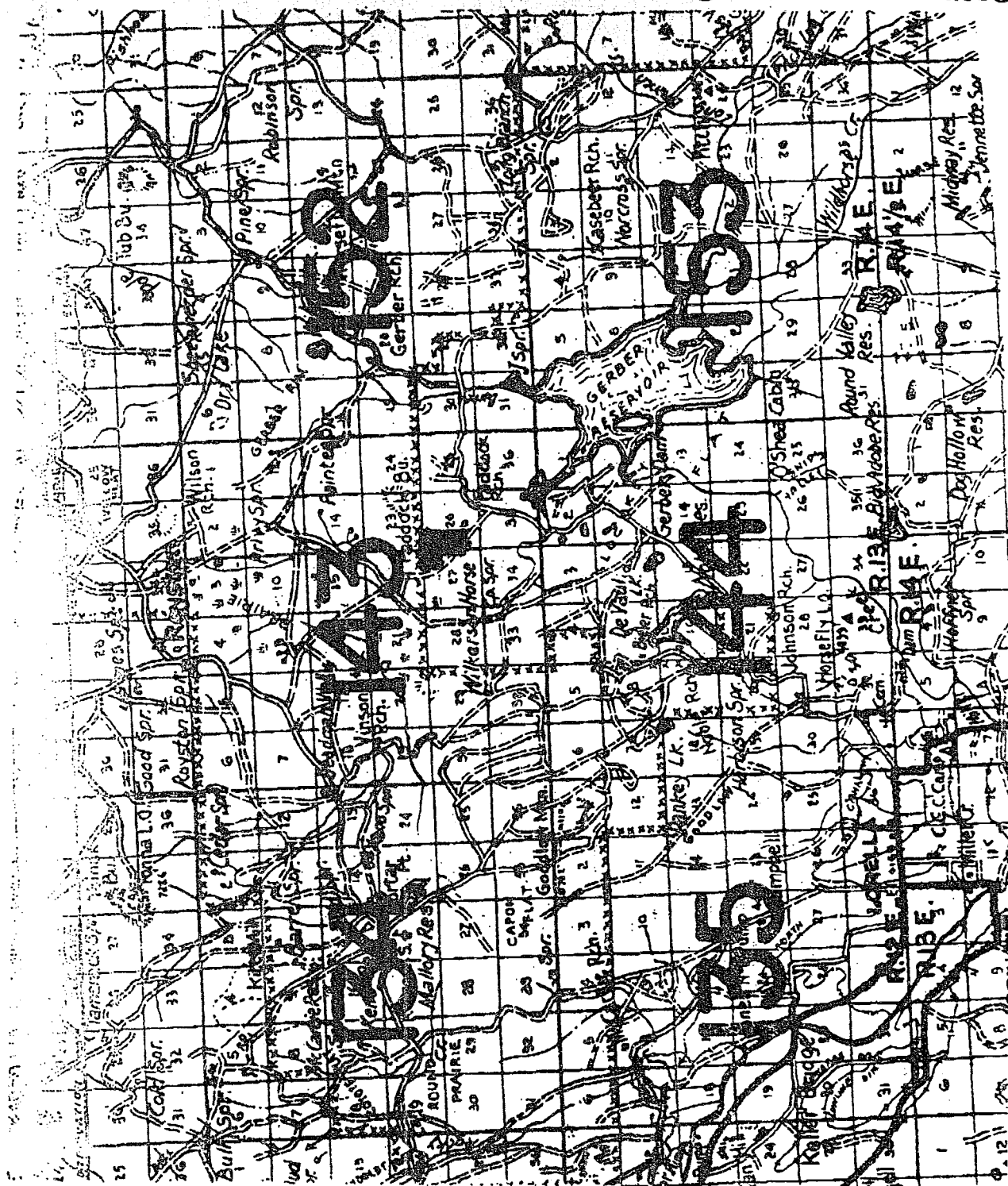
3500
26.67
AC.

3600
51.73
AC.

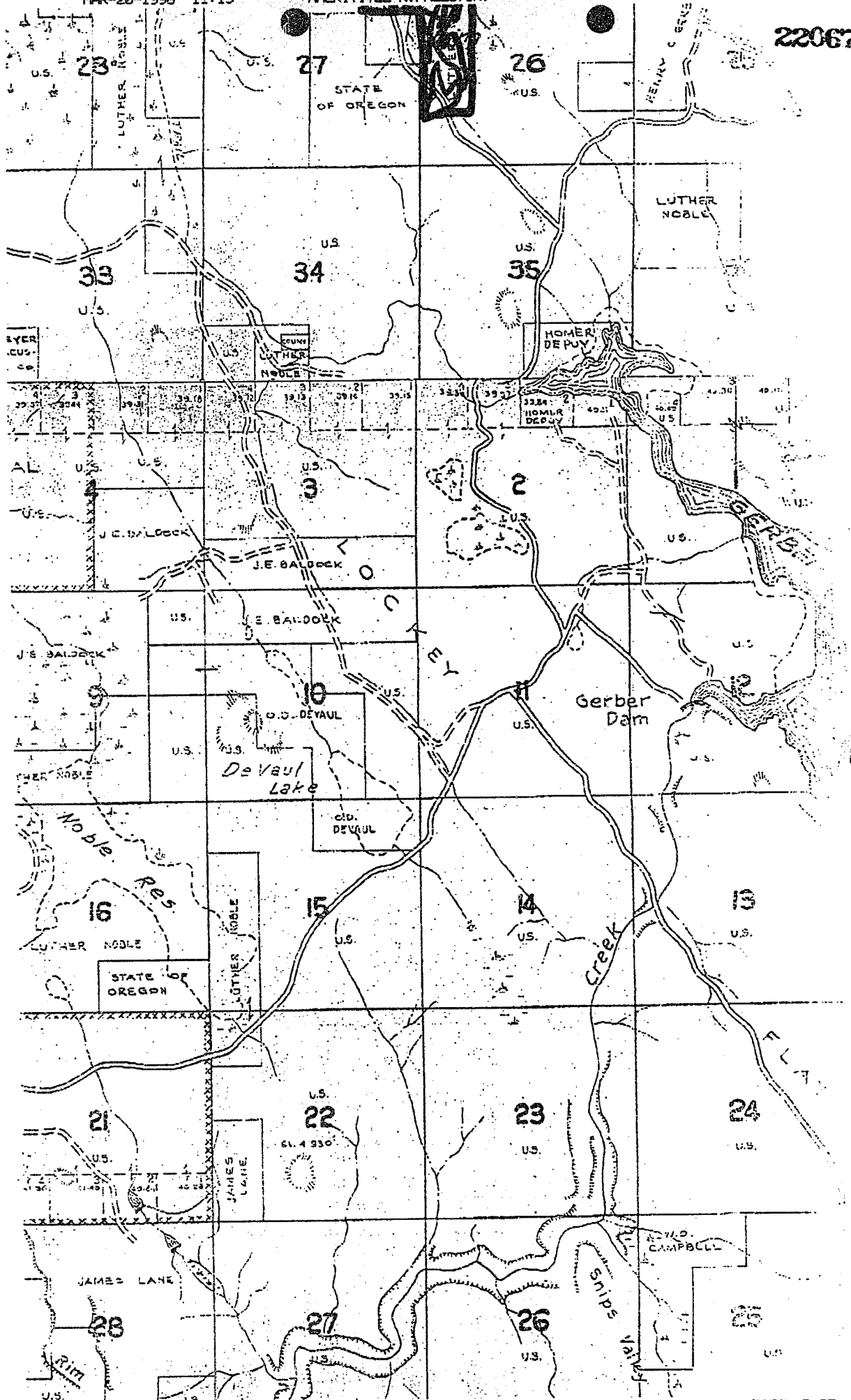
3501
5.67 AC.

GERBER

RES.



22067



SS001

22067-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day
of July A.D., 19 96 at 3:57 o'clock P.M., and duly recorded in Vol. M96,
of Mortgages on Page 22063.

FEE 35.00

Bernetha G Letsch, County Clerk

By

Cheryl [Signature]