

25303

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

Vol. 1796 Page 29665

State of Oregon)
County of Klamath)

ATC # 04044737

Court Case No. TRUSTEE'S NOTICE
Sheriff's Case No. 96-01471

Received for Service 05/24/96

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

TRUSTEE'S NOTICE OF SALE


I certify that service was made at 3435 Maiduway, Chiloquin on the following
person on 6/7/96 at 20:54 hours:

Phillip George Field. DOB 1/29/43.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By


HAMILTON, RICHARD

Copy to:

UMPQUA TITLE & ESCROW SERVICES
505 SOUTHEAST MAIN ST
ROSEBURG

POB 1
OR 97470

RECEIVED
KLAMATH COUNTY
SHERIFF'S OFFICE

TRUSTEE'S NOTICE OF SALE

96 MAY 24 AM 10:42

Reference is made to that certain Trust Deed made by PHILLIP FIELDS as grantor, to Josephine-Crater Title Companies, Inc., an Oregon Corporation as trustee, in favor of LARRY R. LEWIS and JANET F. LEWIS as beneficiary, dated October 18, 1995 and recorded October 26, 1995, in Volume M95 at Page 29302 and re-recorded November 29, 1995 in Volume M95 at Page 32642 Records of Klamath County, Oregon, covering the following described real property in said county and state:

Lot 11 in Block 1 of LATAKOMIE SHORES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS 3435 Maiduway, Chiloquin, OR 97624

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 Section 86.735(3) of Oregon Revised Statutes; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$729.17, each, due for January 1996, through present, plus late charges, delinquent property taxes and advances, if any.

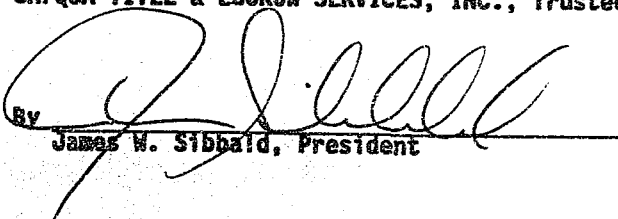
By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being \$62,500.00, plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 15, 1996, at the hour of 10:00 o'clock A.M., Pacific Time, as established by Section 187.110, Oregon Revised Statutes, at the County Building located at 316 Main St. in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.

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.

DATED, this 20th day of May, 1996.

UMPQUA TITLE & ESCROW SERVICES, INC., Trustee

By 
James W. Sibbald, President

JWS:bt
33063F

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of September A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96
of Mortgages on Page 29665.

FEE \$20.00

Bernetha G. Letsch County Clerk

By 