

97 AUG -6 P3:38

MTC 40759
NOTICE OF SALE

1. Name of Grantor: Emily Wafford
2. Name of Trustee: Bend Title Company
3. Name of Successor Trustee: C. E. Francis
4. Name of Beneficiary: Clyde W. Wagnon and Mary A. Wagnon,
husband and wife
5. Legal Description of the real property covered by the trust deed:

Lot 4, Block 1, PLAT NO. 1223, BRIAN ACRES, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.
6. Date of trust deed: July 2, 1992
7. Book and Page of Mortgage Records where trust deed is recorded:

Volume M92, Page 14541, Microfilm Records of Klamath County, Oregon.
8. Date of Recording of Trust Deed: July 2, 1992
9. The beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to ORS 86.735(3); The default for which foreclosure is made is the following:
 - (A) Grantor's failure to pay when due the 1993-1994 taxes in the amount of \$127.48 plus interest, 1994-1995 taxes in the sum of \$107.86 plus interest, 1995-1996 taxes in the sum of \$108.15 plus interest, and 1996-1997 taxes in the sum of \$121.82 plus interest.
 - (B) Grantor's failure to pay when due the monthly payments in the amount of \$169.98 from April 2, 1996 and each month thereafter.
10. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable. The sums owing on the obligation secured by the trust deed are:

Principal balance, including interest through March 25, 1997 in the amount of \$2,893.01,
with interest accruing at the per diem rate of \$.72 after March 25, 1997.
11. The undersigned trustee will on August 20, 1997, at 2:00 o'clock, P.M., in accord with the standard time established by ORS 187.110, on the steps of the courthouse, in the City of Klamath, County of Klamath, State of Oregon, sell at public auction to the the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.

AFTER RECORDING RETURN TO:
FRANCIS & MARTIN
1199 NW WALL
BEND OR 97701

Francis & Martin
1199 N.W. Wall Street • Bend, Oregon 97701-1934
(541) 389-5010

12. 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 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.
13. 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: April 3, 1997.

C E Francis
C. E. Francis, Successor Trustee

STATE OF OREGON)
) ss.
County of Deschutes)

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.

C E Francis
C. E. Francis, Successor 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 the party to be served.

SERVE: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 6th day
of August A.D., 19 97 at 3:38 o'clock P. M., and duly recorded in Vol. M97,
of Mortgages on Page 25800.

FEE \$15.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch

Francis & Martin
1199 N.W. Wall Street - Bend, Oregon 97701-1934
(541) 389-5010