

97 DEC 15 AM 11:24

LEGAL #9881

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:

OCTOBER 23/30

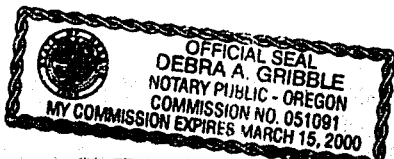
NOVEMBER 6/13, 1997

Total Cost: \$505.60

Subscribed and sworn before me this 13TH
day of NOVEMBER 1997

Debra A. Subbe
Notary Public of Oregon

My commission expires 3-15 20 00



NOTICE OF SALE
Reference is made to the trust deed made in and to the certain trust deed made by Bruce Allen Utter and Toni Ann Utter, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Town & Country Mortgage, Inc., an Oregon corporation, as beneficiary, dated 12/4/91, recorded 12/5/91, in the mortgage records of Klamath County, Oregon, in Volume M93, Page 284, and subsequent assignments and amendments to said Mortgage Company, by Assignment recorded in Volume M93, Page 784, covering the following described real property situated in said county and state, to wit: Lots 1923 and b24, Block 2, Grepan Park, in the County of Klamath, State of Oregon, and the PROPERTY, I.A.D. DRESS: 3006 Emerald Street, Klamath Falls, Oregon 97601. The said grantor 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 Oregon Revised Statutes 86.753(3), the default for which the foreclosure sale is grantor's failure to pay when due the following sums: monthly payment of \$409.38 beginning 1/1/97, plus late charges of \$16.38 each month beginning 1/16/97; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.
By reason of said default, the beneficiary has declared all sums owing on the obligation secured by the trust deed to be due and payable, said sums

being the following to wit: the sum of the principal of said debt, the rate of six percent per annum, plus late charges of \$16.38 each month beginning 1/16/97, untiling said sums or less paid in full, plus accrued late charges of necessary to cure the default, together with costs and expenses actually incurred in enforcing the obligation and trust deed, together with any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.
Notice hereby is given that the undersigned trustee will on 12/12/97 at the hour of 10:00 o'clock A.M. in accordance with the standard of time established by ORS 187.110, at the following place: inside the main lobby of the Klamath County Courthouse, 316 Main Street, 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 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. 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 principal as would not then be due had no default occurred) and by paying any other delin-

quency, which is capable of being cured by ten percent of the performance required under the obligation or trust deed, and in addition to paying said sums or less paid in full, plus accrued late charges of necessary to cure the default, together with costs and expenses actually incurred in enforcing the obligation and trust deed, together with any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.
#9881 October 23, 30, 1997 November 6, 13, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of December A.D., 19 97 at 11:24 o'clock A.M., and duly recorded in Vol. M97,
of Mortgages on Page 40660

Return: Routh Crabtree & Fennell
P.O. Box 4143
Bellevue, Wa. 98009-4143

By Kathleen Ross Bernetha G. Letsch, County Clerk

FEE

\$10.00