

TRUSTEE'S NOTICE OF SALE

98 JUL 20 P2:57

12866

Re: Trust Deed From:

Mark A. Vanover; Grantor

To:

Brandt A. Himler, Trustee:

AFTER RECORDING RETURN TO:

R. Kevin Hendrick; Atty at Law
1223 Edgewater NW, Salem, OR 97304

K-53009

TRUSTEE'S NOTICE OF SALE

REFERENCE is made to that certain trust deed made by MARK A. VANOVER, as grantor, to BRANDT A. HIMLER, as trustee, in favor of WILLIAM BARRY and IRENE BARRY, as beneficiary, dated the 12th day of February, 1998, and recorded the 12th day of February, 1998 in the microfilm mortgage records of Klamath County, Oregon at Volume M98, Page 4630, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 11 and 12, Block 11, MT. SCOTT MEADOW, TRACT NO. 1027, according to the official plat thereof on file in the office of the County Clerk of 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 Oregon Revised Statutes 86.735(3); the default for which foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the amount of \$368.70 from March 12, 1998 to August 12, 1998 at which time all remaining principal and interest was due; together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns; plus real property taxes (if any), together with any penalties, delinquent interest and late charges thereon.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$28,000.00 plus interest at a rate of 15 percent per annum from February 12, 1998 to present; together with property taxes, title expense, costs, trustee's fees and attorneys 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.

WHEREFORE, notice hereby is given that the undersigned trustee will at the hour of 3:00 o'clock P.M., in accord with the standard of time established by ORS 187.110 on March 26, 1999, at the following place: Front Main Entrance of the United States Post Office, located at 317 S. 7th St., 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 had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

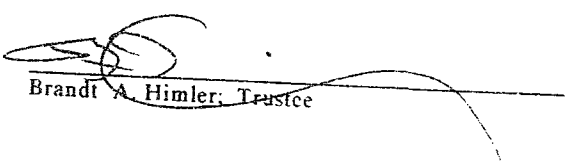
12867

42637

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

DATED this the 19th day of November, 1998.

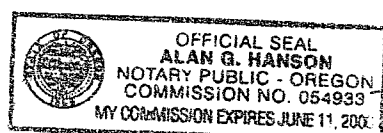

Brandt A. Himler, Trustee

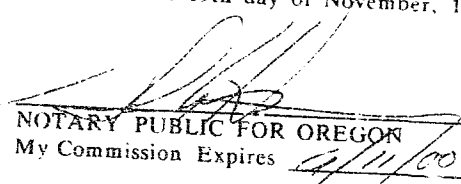
STATE OF OREGON)

County of Polk)

) ss.

This instrument was acknowledged before me on this the 19th day of November, 1998, by Brandt A. Himler.




NOTARY PUBLIC FOR OREGON
My Commission Expires 6/11/00

STATE OF OREGON)

County of Polk)

) ss.

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

Attorney for Trustee

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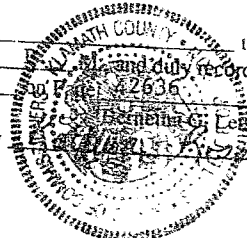
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 20th day
of November A.D. 19 98 at 2:57 o'clock PM and duly recorded in Vol. M98
of Mortgages

FEE \$15.00

INDEXED By

DL



Affidavit of Publication

12868

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #1991

TRUSTEE'S NOTICE OF SALE

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:

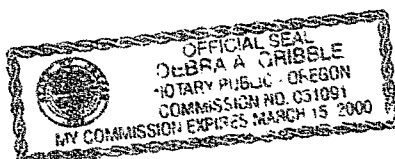
FEBRUARY 3/10/17/24, 1999

Total Cost: \$637.00

Subscribed and sworn before me this 24TH
day of FEBRUARY, 1999

Debra A. Grissle
Notary Public of Oregon

My commission expires 3-15 2000



TRUSTEE'S NOTICE OF SALE
REFERENCE
MARK A. VANOVER,
as grantor, to BRANDT A. HIMLER, as trustee, at a rate of 15 percent any other default com-
in favor of WILLIAM BARRY and IRENE BARRY, together with property by tendering the per-
BARRY, as beneficiary, together with property by tendering the per-
dated the 12th day of taxes, title expense, formance required un-
February, 1998, and costs, trustee's fees for the obligation or
recorded the 12th day and attorneys fees in-trust deed, and in addi-
of February, 1998 in the curred herein by rea- tion to paying the sums
microfilm mortgage son of said default; and/or tendering the perfor-
records of Klamath any further sums ad-mance necessary to
County, Oregon at Vo-vanced by the benefici-cure the default, by
lume M98, Page 4630, ary for the protection paying all costs and ex-
covering the following of the above described penses, actually in-
described real property real property and its in- curred in enforcing the
situated in the above-terest therein. obligation and trust
mentioned county and deed, together with
state, to-wit:

WHEREFORE, trustee's and attorney's
notice hereby is given fees not exceeding the
Lois 11 and 12, that the undersigned amounts provided by
Block 11, MT. SCOTT trustee will at the hour ORS 86.753

MEADOW, TRACT NO. of 3:00 o'clock P.M., in
1027, according to the accord with the stan- in construing this
official plat thereof on dard of time estab-notice, the singular in-
file in the office of the lished by ORS 187.110 oncludes the plural, the
County Clerk of Klamath March 26, 1999, at the word "grantor" includes
math County, Oregon. following place: Front any successor in inter-

Both the benefi-United States Post Of- well as any other per-
ary and the trustee's office, located at 317 S. son owing an obligation,
have elected to sell the 7th St., in the City of the performance of
said real property to Klamath Falls, County which is secured by the
satisfy the obligations of Klamath, State of Or- trust deed, and the
secured by said trust deed, sell at public auc- words "trustee" and
deed and a notice of ge- tion to the highest bid, "beneficiary" include
fault, has been recorded der for cash the inter- their respective suc-
pursuant to Oregon Revest- in the said, de- cessors in interest, if
vised. Statutes described real property any.

36.735(3) the def- it which the grantor had
for which foreclosure is- had the power to DATED this the 19th
made is grantor's fal- convey, at the time of day of November, 1998,
lure to pay when due the execution by gran-
the following sums: for of the trust deed, to Brandt A. Himler,
together with any interest Trustee

Monthly pay the grantor or grantor's
ments in the amount of successor in interest STATE OF OREGON
\$368.70 from March 12, acquired after the exe- ss.
1998 to August 12, 1998, cution of the trust deed, Count of Polk
at which time all re- to satisfy the obliga-
maining principal and tions secured by the This instrument was ac-
interest was due; to- trust deed and the ex- knowledge before me
gether with all costs, penses of the sale, in- on this the 19th day of
disbursements, and/or cluding the compensa- November, 1998, by
fees incurred or paid by tions of the trustee as Brandt A. Himler,
the beneficiary and/or provided by law, and
trustee, their em- the reasonable fees of Alan G. Hanson
employees, agents or as- trustee's attorneys. NOTARY PUBLIC FOR
OREGON

Notice is further My Commission Ex-
ty taxes (if any), to- given that any person pires 6/11/00
gether with any penal- named in ORS 86.753 #1991 February 3, 10, 17,
ties, delinquent interest has the right, at any 24, 1999
and late charges there- time prior to five days
on. before the date last set

By reason of the for the sale, to have
default, the beneficiary this foreclosure pro-
has declared all sums ceeding dismissed and
the trust deed reinstat-

STATE OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of Kevin Hendrick the 9th day
of April A.D., 1999 at 3:49 o'clock P. M., and duly recorded in Vol. M99
of Mortgages on Page 12862
by Linda Smith, County Clerk

FEE

\$40.00