

1999 JUL -1 PM 3:30

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Vol M99

Page 26414

[A[B

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 99-00555

Received for Service 02/22/99

I hereby certify that I received for service on  
RHODES, BARBARA  
the within:

TRUSTEE'S NOTICE OF SALE

RHODES, BARBARA  
was served personally, and in person, at  
152863 WAGON TRAIL ROAD  
LAPINE, OR, on 03/04/99,  
at 11:40 hours.

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

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

1999 JUL -1 PM 3:30

By Nicholas Dawley /civil Deputy  
607 → WELTCH, NICHOLAS

Copy to:

UMPQUA TITLE & ESCROW SERVICES  
505 SOUTHEAST MAIN ST  
ROSEBURG

POB 1  
OR 97470

Mail To: Umpqua Title  
P.O. Box 1609  
Roseburg, OR 97470

[A[B KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

26415

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 99-00555

Received for Service 02/22/99

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

TRUSTEE'S NOTICE OF SALE

OCCUPANTS, ALL  
was served personally, and in person, at  
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LAPINE, OR , OR, on 03/04/99,  
at 11:40 hours.

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

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By

  
WELTCH, NICHOLAS

Copy to:

UMPQUA TITLE & ESCROW SERVICES  
505 SOUTHEAST MAIN ST  
ROSEBURG

POB 1  
OR 97470

RECEIVED  
CLERK OF DISTRICT COURT  
CLERK OF DISTRICT COURT

99 FEB 22 PM 3:20

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by TERRY ALAN POCH and ANNE M. POCH as Grantor, to UMPQUA TITLE & ESCROW SERVICES as Trustee in favor of CHARLES BECHERER and MARY BECHERER husband and wife, or the survivor as beneficiary, dated June 27, 1997 recorded July 2, 1997, in Volume M97 at Page 20663 as Instrument No. 40409 Records of Klamath County, Oregon, covering the following described real property in said county and state:

Lot 4, Block 5 of WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH A 1991 BROOKSHIRE MOBILE HOME, VEHICLE I.D. #ORFLL48AB11889BS, X210136

COMMONLY KNOWN AS: 152863 Wagon Trail Road  
La Pine, OR 97739  
aka: 1037 Wagon Trail Ranch Road  
La Pine, OR 97339  
aka: HC76, Box 1037  
La Pine, OR 97739

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 \$418.07, due for October 1998, through present, plus late charges,  
delinquent property taxes and advances by beneficiary if any.  
ALSO failure to provide and maintain insurance as required by the above referenced trust deed.

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 \$26,670.42 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 20, 1999, at the hour of 1:00 o'clock P.M., Pacific Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance to the county building located at 403 Pine Street., in the City of Klamath, 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 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 16th day of February, 1999.

UMPQUA TITLE & ESCROW SERVICES, INC., TRUSTEE

By: Barbara L. Thomas  
BARBARA L. THOMAS, VICE-PRESIDENT

BLT:drd  
Order No. 39701

State of Oregon, County of Klamath  
Recorded 7/01/99, at 3:30 p.m.  
In Vol. M99 Page 26414  
Linda Smith,  
County Clerk Fee \$ 25 RR