

KS3519  
TRUSTEE'S NOTICE OF SALE

Vol M99 Page 28723

Reference is made to that certain trust deed made by Richard T. and Josephine Hannon,  
Husband and Wife  
Klamath County Title Company\*,  
in favor of Frank W. Grohs,  
dated January 26, 1999, recorded February 19, 1999, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M98, at page 5381,  
as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real  
property situated in said county and state, to-wit:

Lot 1 Block 49 Hot Springs Addition to the City of Klamath Falls, according  
to the official plat thereof on file in the office of the Klamath County Clerk  
of Klamath Falls, Oregon.\* Duties which were assigned Bradford J. Aspell, an  
Attorney licensed to practice law in the State of Oregon. OSB#74015, 122 S. 5th  
Street, Klamath Falls, Oregon 97601 as disclosed by appointment of Successor  
Trustee dated January 11, 1999, recorded M99-Page 1178 at Klamath County Deed  
Records. 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 de-  
fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Due March 26, 1999. Amount: 459.04  
Due April 26, 1999. Amount: 459.04  
Due May 26, 1999. Amount: 459.04  
Due June 26, 1999. Amount: 459.04

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 the following, to-wit:

The sum of \$21,400.31 together with interest of 8.25% per annum on  
February 3, 1999.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 26, 1999,  
at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at  
First Floor Entry Foyer, Klamath County Courthouse/Court Building  
in the City of Klamath, 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  
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 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 perform-  
ance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-  
ance 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.  
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 obli-  
gation, 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 July 19, 1999

Bradford J. Aspell  
Trustee

State of Oregon, County of Klamath  
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.

Bradford J. Aspell  
Attorney for said 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 party to be served.

SERVE: Richard T. or Josephine Hannon  
or Current Resident

Return

28724

Aspell

122 3.5<sup>th</sup> ST

Klamath Falls, OR

97601

State of Oregon, County of Klamath  
Recorded 7/19/99, at 3:16 p.m.

In Vol. M99 Page 28723

Linda Smith,

County Clerk

Fee \$15.00