

10520

F22MA 36-326497

Mbb. 11850

BENEFICIARY'S NOTICE OF DEFAULT AND ELECTION TO SELL

JAMES B. COX and SHIRLEY M. COX, husband and wife, as grantor,
made, executed and delivered to Pacific Title Insurance Company, as trustee,
to secure the performance of certain obligations including the payment of the principal sum of \$ 11,550.00
in favor of NEAL J. HARDY, of Washington, D. C., as Federal Housing Commissioner,
his successors and assigns, August 31, 1962, and recorded September 18,
1962, in book 212 at page 638 of the mortgage records of Klamath County,
Oregon, covering the following described real property situated in said county:

Lots Five (5) and Twenty-eight (28) of ROSELAWN, a Subdivision of
Block Seventy (70), Buena Vista Addition to the City of Klamath
Falls, Oregon, according to the duly recorded plat thereof on file
in the records of Klamath County, Oregon, also all that portion
of vacated alley lying between said Lots Five (5) and Twenty-
eight (28) of Roselawn.

SUBJECT to easements, conditions and restrictions of record, if any.

The undersigned beneficiary hereby certifies that no assignments of the trust deed by the trustee or by the
beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records
of the county or counties in which the above described real property is situate and that he is the owner and holder of
the obligations, the performance of which is secured by said trust deed; further, that no action, suit or proceeding
has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such
action or proceeding has been instituted, such action or proceeding has been dismissed.

There is a default by the grantor owing the obligations, the performance of which is secured by said trust
deed, with respect to provisions therein which authorize sale in the event of default of such provision, in that the
grantor has failed to pay, when due, the following sums thereon:

\$99.00 on the 1st day of July, 1966, and on the 1st day
of each month thereafter, to and including November 1, 1966,

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the fore-
closure mentioned below is made.

By reason of said default, the undersigned beneficiary hereby declares all obligations secured by said trust
deed immediately due, owing and payable, said sums being the following, to-wit:

\$10,641.53, with interest at \$1.55 per day from June 1, 1966, until
paid, plus a late charge of \$5.94 per month from June 1, 1966,
plus an FHA mortgage insurance premium of \$4.34 per month from
October 1, 1966, and foreclosure expenses and trustee's fees
to be accrued.

Notice hereby is given that the undersigned beneficiary, by reason of said default, has elected and he hereby
does elect to foreclose said trust deed by advertisement and sale and to cause to be sold at public auction to the
highest bidder for cash the interest in the said described property which the grantor had, or had the power to con-
vey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors
in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the
expenses of the sale, including a reasonable charge by the trustee as provided by law.

Said sale will be held at the hour of 11:00 o'clock, A.M., Pacific Standard Time, on March 31, 1967,
at the following place: Main Street steps of Klamath County Courthouse
in the City of Klamath Falls County of Klamath, State of Oregon, which is the hour, date
and place fixed by the trustee for said sale.

Other than as shown of record, the undersigned beneficiary has no actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
John W. Anderson, 715 Roseway Drive, Klamath Falls, Oregon	Present Owner
Delores A. Anderson, 715 Roseway Drive, Klamath Falls, Oregon	Present Owner

Leander T. Strukland, 715 Roseway Drive, Klamath Falls, Oregon	Intermediate Owner
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Opal Strukland, 715 Roseway Drive, Klamath Falls, Oregon	Intermediate Owner
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Notice is further given that any person named in § 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five (5) days before the date set for said sale.

The said trustee hereby is directed to proceed to foreclose said trust deed by advertisement and sale pursuant to the provisions of Chapter 86, Oregon Revised Statutes.

In construing this notice and whenever the context hereof so requires, 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 each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

DATED: October 19, 1966

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(If executed by a corporation, affix corporate seal)

By Charles W. Harvey Jr. Beneficiary
Charles W. Harvey, Jr., Agent

**BENEFICIARY'S
NOTICE OF DEFAULT AND
ELECTION TO SELL**

(FORM No. 884)

STEVENS-HESS LAW FIRM, P.C., PORTLAND, ORE.

RE TRUST DEED

JAMES B. COX and SHIRLEY

M. COX, husband and wife,

Grantor

TO

PACIFIC TITLE INSURANCE

Trustee

COMPANY,

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ of Record of Mortgages of said County.

Witness my hand and seal of _____ County affixed.

County Clerk—Recorder.

By _____

Deputy.

AFTER RECORDING RETURN TO

COLLINS & REDDEN

107 EAST MAIN

MEDFORD, ORE.

97501

(If the beneficiary who signs above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,

County of _____

Personally appeared the above named _____, 19____,

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of _____, ss:

Personally appeared _____, 19____, who being duly sworn, did say that he is the _____ of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

(SEAL)

STATE OF California }
COUNTY OF Los Angeles }

11852

SS

On October 19, 1966, before me,
MARTHA E. LIVINGSTON, a Notary
Public in and for said County and State,
personally appeared CHARLES W. HARVEY, JR.,
known to me to be the person whose name is
subscribed to the within instrument, as the Agent
of FEDERAL NATIONAL MORTGAGE ASSOCIATION and
acknowledged to me that he subscribed the name
of FEDERAL NATIONAL MORTGAGE ASSOCIATION thereto
as principal and his own name as Agent.

WITNESS my hand and official seal.

(SEAL)

MARTHA E. LIVINGSTON
My Commission Expires Nov. 13, 1966

Martha E. Livingston
Notary Public in and for said
County and State

LA-13

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record in respect of Klamath County Title

this 18th day of November, 1966 10:25 o'clock A M., and

duly recorded in Vol. M-66 of Mortgages

\$4.50 pd.

RECORDED, County Clerk

By *Lolene Lane*