

16-122

NOTICE PAGE 8977

NOTICE OF DEFAULT AND ELECTION TO SELL

William R. Bradshaw and Patricia R. Bradshaw, husband and wife, as grantor, made, executed and delivered to William Canong, as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$14,000.00 in favor of First Federal Savings and Loan Association of Klamath Falls, a corporation, as beneficiary, that certain trust deed dated January 15, 1963, and recorded January 17, 1963, in book 215 at page 210 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county:

Lot 22 in Block 36, Hot Springs Addition to the City of Klamath Falls, Oregon, Klamath County, Oregon.

The undersigned 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 the beneficiary 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:

\$203.16 on June 10, 1967
\$127.40 on July 10, 1967
\$127.40 on August 10, 1967
\$127.40 on September 10, 1967
\$127.40 on October 10, 1967
\$127.40 on November 10, 1967

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

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due, owing and payable, said sums being the following, to-wit: \$11,089.08 with interest thereon at the rate of 8 1/2% per annum from May 31, 1967, together with attorneys' fees and trustee's fees of \$541.37, plus costs and disbursements of non-judicial foreclosure proceedings.

Witness my hand and seal this 10th day of April, 1968.

Notary Public for Oregon
My commission expires April 12, 1968.

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, 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 convey, 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, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on April 12, 1968, at the following place: On the front steps of the Klamath County Court House, 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, neither the said beneficiary nor the said trustee has any 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 |
|--|--|
| First National Bank, Guardian of the Estate of Marvin Tupper c/o Wayne Blair, Trust Officer 6th and Main Klamath Falls, Oregon | Mortgage dated June 7, 1963, recorded Nov. 9, 1965 in M-65 at page 3493, re-recorded August 19, 1966 in M-66 at page 8395 |
| Chief, Special Procedure Section District Director Internal Revenue Service Portland, Oregon | Various Federal Tax Liens |
| Oregon State Tax Commission Salem, Oregon | State Tax Liens |

Notice is further given that any person named in Section 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 the date set for said sale.

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: November 15, 1967.

By Van S. Mollison President
Beneficiary (Savings & Loan Association)
By James D. Bocchi Secretary

(If executed by a corporation,
affix corporate seal)

**NOTICE OF DEFAULT AND
ELECTION TO SELL**
(FORM No. 884)
STEVENS-NEELAW PUBL. CO., PORTLAND, ORE.
RE TRUST DEED

Grantor
TO
Trustee

STATE OF OREGON,
County of Klamath
I certify that the within instru-
ment was received for record on the
21 day of November, 1967,
at 9:15 o'clock A. M., and recorded
in book 66-6 on page 8395.
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Dorothy Rogers
County Clerk-Recorder
By [Signature] Deputy
FEB 3 1968
AFTER RECORDING RETURN TO

Ret
G, 6 + 6

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,
County of Klamath ss.
Personally appeared the above named
and acknowledged the foregoing instrument to be
voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath ss.
November 15, 1967.

Personally appeared Van S. Mollison and
James D. Bocchi, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of First Federal

Savings & Loan Assn. 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 in behalf of said corporation by author-
ity of its board of directors; and each of them acknowledged said instrument
to be its voluntary act and deed.

Before me:
Mary H. Totten
Notary Public for Oregon
My commission expires: 12-16-68

(OFFICIAL
SEAL)