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AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL

DON D. MUIR and SHARON MUIR, husband and wife, as grantor,
made, executed and delivered to KLAMATH COUNTY TITLE COMPANY as trustee,
to secure the performance of certain obligations including the payment of the principal sum of \$8,950.00
in favor of UNITED STATES NATIONAL BANK OF OREGON
as beneficiary, that certain trust deed dated October 29, 1969, and recorded November 6,
1969, in book M-69 at page 9371 of the mortgage records of Klamath County,
Oregon, covering the following described real property situated in said county:

Beginning at a point in the West line of Rogers Street (formerly Paul Street) 420 feet Southerly from the Southeast corner of Lot 4 in Block 8, Lakeside Addition to the City of Klamath Falls, Oregon; and running thence Southerly along the Westerly line of Rogers Street, 60 feet; thence Westerly at right angles to first course, 100 feet; thence Northerly parallel with first course, 60 feet; thence Easterly 100 feet to the point of beginning, being situated in Lot 2 of Section 32, Township 38 South, Range 9 East of Willamette Meridian, and being that parcel of land formerly designated as Lot 12 of Block 8, Lakeside Addition to Klamath Falls, Klamath County, Oregon.

The above named beneficiary's interest was assigned to Federal National Mortgage Association by Instrument recorded in Book M-70, page 2130, Mortgage Records of 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:

Monthly installments in the amount of \$97.00 each due on June 1, 1971, and each month thereafter,

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:

Unpaid principal balance in the amount of \$8,642.34 plus interest thereon at the rate of 7-1/2% per annum from May 1, 1971, until paid, plus late charges of \$1.94 per month until paid, and less \$185.47 held in escrow reserve account.

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 June 15, 1972, at the following place: 110 East Sixth Street in the City of Medford, County of Jackson, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

CK 2126

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28-2071
THE MORTGAGOR

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FEB

FORM No. 633-WARRANT

FORM No. 166-DEED C

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STATE OF OREGON, County of KL
Personally

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

Don D. Muir
320 S. Rogers Street
Klamath Falls, Oregon

Grantor

Sharon Muir
320 S. Rogers Street
Klamath Falls, Oregon

Grantor

Dorothy Jones
320 S. Rogers Street
Klamath Falls, Oregon

Transferee from Don D. Muir and
Sharon Muir

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 five days before 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: January 31, 1972.

(If executed by a corporation,
affix corporate seal)

Successor Trustee

Beneficiary

(State which)

NOTICE OF DEFAULT AND
ELECTION TO SELL

(FORM No. 884)

RE TRUST DEED

Grantor

TO

Trustee

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1972, at 10:04 o'clock A.M., and recorded in book 872 on page 1249. Record of Mortgages of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

Deputy

Fee \$4.00 AFTER RECORDING RETURN TO

Don D. Muir, Sharon Muir, Dorothy Jones
Klamath Falls, Oregon
110 E 6th St
Klamath Falls, Oregon 97601

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

STATE OF OREGON,

(ORS 93.490)

County of Jackson

January 31, 1972

Personally appeared the above named John L. DuBay

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

Notary Public for Oregon
My commission expires: 11/6/72

STATE OF OREGON, County of Jackson

Personally appeared

and 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

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 in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

60967
28-2091
THE MORTGAGOR.

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FORM No. 633-WARRANT

FORM No. 166-DEED

1967

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consideration hereinafter
unto SHARON
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