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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, 19 69, and recorded November 6  
19 69, in book M-59 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 fore-  
closure 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 August 31, 1972, at the following place: 422 Main Street,  
Klamath, 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.

APR 24 8 48 AM 1972

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: April 21, 19 72

(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 24 day of APRIL, 19 72, at 8:44 o'clock A.M., and recorded in book M-2 on page 4275 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

Deputy.

By *John L. DuBay*

AFTER RECORDING RETURN TO

Van Dyke, DuBay, Robertson &

Portland, O.C. - 110 East St.,

Portland, Ore.

97501

FEE \$4.00

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

(ORS 92.490)

STATE OF OREGON, )

County of Jackson ) ss.

April 21, 19 72

Personally appeared the above named

John L. DuBay

and acknowledged the foregoing instrument to be

his voluntary act and deed.

Before me:

OFFICIAL

SEAL

Notary Public for Oregon

My commission expires: NOV. 6, 1972

STATE OF OREGON, County of ) ss.

Personally appeared ) and

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 author-

ity 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)