

## NOTICE OF DEFAULT AND ELECTION TO SELL

LARRY FRANCIS WILSON and SHARON L. WILSON, husband and wife, as grantor,  
made, executed and delivered to KIAMATH COUNTY TITLE COMPANY as trustee,  
to secure the performance of certain obligations including the payment of the principal sum of \$ 19,350.00  
in favor of SECURITIES-INTERMOUNTAIN, INC., an Oregon corporation  
as beneficiary, that certain trust deed dated April 20, 1972, and recorded April 24,  
1972, in book M72 at page 4306 of the mortgage records of Klamath County,  
Oregon, covering the following described real property situated in said county:

Lot 1 in Block 5, WINCHESTER, Tract 1007, according  
to the Official plat thereof on record in the County  
Clerks Office, Klamath County, Oregon.

The above named beneficiary's interest was assigned  
to Federal National Mortgage Association by Instrument recorded  
July 26, 1972 in Volume M72, Page 8191 of the 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 \$161.00 each due  
on February 1, 1973, 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 \$19,201.90  
plus interest thereon at the rate of 7% per annum  
from January 1, 1973 until paid, less \$154.97 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 March 1, 1974, at the following place: 422 Main  
Street 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.

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(OFFICIAL  
SEAL)

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

Larry Francis Wilson  
4347 Myrtlewood Drive  
Klamath Falls, OR 97601

Owner-Grantor

Sharon L. Wilson  
4347 Myrtlewood Drive  
Klamath Falls, OR 97601

Owner-Grantor

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: October 17, 1973

Successor Trustee

Beneficiary

(State which)

(If executed by a corporation,  
affix corporate seal)

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ELECTION TO SELL

(FORM No. 884)

STEVENS, JESS LAW FIRM, P.C., PORTLAND, ORE.

RE TRUST DEED

Grantor

TO

Trustee

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was received for record on the 19th day of OCTOBER, 1973, at 12:05 o'clock PM, and recorded in book M 73 on page 11109 Record of Mortgages of said County. Witness my hand and seal of County attested.

WILL D. MILLER

COUNTY CLERK

Title

Deputy

AFTER RECORDING RETURN TO

WILL D. MILLER

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

STATE OF OREGON,

County of Jackson

October 17, 1973

Personally appeared the above named

John L. DuBay

and acknowledged the foregoing instrument to be

his voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 10-25-76

(ORS 93.490)

STATE OF OREGON, County of

Personally appeared

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)

OCT 19 2 25 PM 1973

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