

① 10:35 A.M.

NOTICE OF DEFAULT AND ELECTION TO SELL

ALFRED D. HARRIS and CHRISTINA L. HARRIS, husband and wife, as grantor, made, executed and delivered to Transamerica Title Insurance Company, as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$8,000.00 in favor of Equitable Savings and Loan Association, as beneficiary, that certain trust deed dated November 11, 1971, and recorded November 15, 1971, in book M-71 at page 11979, of the mortgage records of Klamath County, Oregon, or as file number _____, reel number _____ (indicate which), covering the following described real property situated in said county:

Lot 13 in Block 5 of PLEASANT VIEW TRACTS, 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 interest payments for: December, 1973 at \$74.00; January, February and March, 1974 at \$82.00; April, May, June, July, August, September, October, November and December, 1974 at \$89.00 and January and February, 1975 at \$82.00, plus tax reserve deficit of \$231.81, \$60.00 for foreclosure title report; Cost of Deed to \$100.00; Trustee in Bankruptcy of \$100.00; Insurance premiums for 1974 and 1975 of \$31.00 each; 1 late charge at \$3.70; three late charges at \$4.30; 9 late charges at \$4.45 and 1 late charge at \$4.10; plus \$25.00 collection fee.

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:

The principal balance of \$7,790.22 with interest thereon at the rate of 8.0% per annum from November 5, 1973 to December 5, 1973 and at 10% per annum thereafter; plus late charges, attorneys fees, tax reserve deficit, foreclosure title report, insurance premiums and other costs and expenses associated with this foreclosure.

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 11:00 o'clock, A.M., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on July 29, 1975 at the following place: Front Steps, 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.

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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

None

None

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.

EQUITABLE SAVINGS AND LOAN ASSOCIATION

DATED: March 10, 1975.

(If executed by a corporation, affix corporate seal)

By: William R. Thornton
Trustee Beneficiary (State which)
William R. Thornton

By: R. E. Roe

NOTICE OF DEFAULT AND
ELECTION TO SELL

(PSN No. 884)
STEVENS-NEELAW PUB. CO., PORTLAND, ORE.

RE TRUST DEED

Grantor

TO

Trustee

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of MARCH, 1975, at 10:35 o'clock A.M., and recorded in book M. 75 on page 2910 or as file number 98871.

Record of Mortgages of said County. Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title
By: Wm. D. Milne Deputy

FEES \$ 4.00

AFTER RECORDING RETURN TO

Dean P. Gisvold
1408 Standard Plaza
Portland, Oregon 97204

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

(ORS 93.490)

STATE OF OREGON,

County of _____ ss.
March 10, 1975

Personally appeared the above named _____

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Multnomah
March 10, 1975 ss.

Personally appeared William R. Thornton and
R. E. Roe who, being duly sworn,

each for himself and not one for the other, did say that the former is the
vice president and that the latter is the
assistant secretary of Equitable Savings

& Loan Association, 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: November 11, 1978

(OFFICIAL
SEAL)