

38-19858

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AMENDED
NOTICE OF DEFAULT AND ELECTION TO SELL

ROBERT P. MARZAN and THERESA P. MARZAN, 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 \$ 4,500.00
in favor of WELLS FARGO REALTY SERVICES, INC., Trustee, as beneficiary,
that certain trust deed dated March 10, 1978, and recorded April 28, 1978,
in book M-78 at page 8417, of the mortgage records of Klamath County, Oregon, ~~and~~
~~as hereinafter described by reference to the mortgage records of said county, covering the following described real~~
property situated in said county:

Lot 36 in Block 22 of Tract 1113-Oregon
Shores-Unit 2 as shown on the map filed
on December 9, 1977 in Volume 21, Page 20
of Maps in the office of the County Recorder
of said County.

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 heretofore becoming due and payable under the terms
of said trust deed and the obligation secured thereby for the payment of
principal, interest, and monthly requirements for the assessments, insur-
ance premiums, and other charges due and payable with respect to said
property in the total sum of \$686.20 (including \$31 for assessments),
including the last such monthly payment of \$54.60 due on January 20, 1980,

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:

\$4,784.87, plus interest thereon at the rate of 8% per annum from
January 20, 1979 plus \$31 for assessments.

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. on June 9, 1980, at the following place: front door
of 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.

