

80105

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NOTICE OF DEFAULT AND ELECTION TO SELL

2EVA) George Pondella, Jr. 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 \$7,294.49
in favor of Charles F. Breslin as beneficiary,
that certain trust deed dated May 10, 1978, and recorded July 7, 1978,
in Book M78 at page 14565 of the mortgage records of Klamath County, Oregon, or
as file number (indicate which), covering the following described real
property situated in said county:

Consist of
21.16 of Lot 2, Block 2, Tract No. 1114, according to the official plat
thereof on file in the office of the County Clerk 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:

Payment due December 17, 1979 in the amount of \$200.00 and
monthly payments thereafter in the amount of \$200.00 plus
all expenses incurred due to Trustee sale.

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:

Payment due December 17, 1979 in the amount of \$200.00 and
monthly payments thereafter in the amount of \$200.00 plus
all expenses incurred due to Trustee Sale.

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 2:00 o'clock, P. M., Standard Time, as established by Section
187.110 of Oregon Revised Statutes on June 9, 1980, at the following place: Klamath County
Title Company, 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
George A. Rondella, Jr. at the time of Record ownership of the trust deed together and to come to P.O. Box 1269, and then to the present bidder for cash the interest in the said described property together and Chilquin, OR 97624 and said bid amount to Oregon Revised Statutes Sections 86.102 to 86.107.

all expenses incurred due to interest sale
monthly payments thereafter in the amount of \$500.00 plus
payment due December 11, 1980 in the amount of \$300.00 and

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 23, 1980
BY: Darle Runnels
Trustee (State which)
Klamath County Title Company
Klamath County, Oregon
If executed by a corporation (or other entity) in its corporate (or other) name, the name of the corporation (or other entity) shall be stated here.

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RE TRUST DEED

Grantor

Trustee

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 31st day of January 1980 at 2:15 o'clock p.m. and recorded in book 180, page 2020 or as file number 80105 Record of Mortgages of said County
Witness my hand and seal of County affixed
Wm. D. Milne
County Clerk
By Darle Runnels, Title Deputy
Fee \$7.00

AFTER RECORDING RETURN TO

KCTC

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)
PERSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF Klamath
STATE OF OREGON, County of Klamath, ss.
January 23, 1980
Personally appeared Darle Runnels and who, being duly sworn, acknowledged that the latter is the secretary of Klamath County Title Company 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: 3-20-81

STATE OF OREGON, County of Klamath, ss.
January 23, 1980
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Before me:
Notary Public for Oregon
My commission expires: 3-20-81

(OFFICIAL SEAL)

Return to: Klamath County Title Company
K-35885