

**SK**

\$2944

**NOTICE OF DEFAULT AND ELECTION TO SELL**

MARGARET H. SPULLER and ISABELL O. HERR

                    , 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 \$5,220.00  
in favor of WELLS FARGO REALTY SERVICES, INC., Trustee, as beneficiary,  
that certain trust deed dated January 29, 1979, and recorded May 2, 1979,  
in book M79 at page 9950, of the mortgage records of Klamath County, Oregon, xx  
~~as the first xxxxxxxxxxxxxxxxxx (indicate which)~~  
property situated in said county:

Lot 6, Block 44, Tract No. 1184, OREGON  
SHORES UNIT # 2, FIRST ADDITION, in the  
County of Klamath, State of Oregon

NOTE: MARGARET H. SPULLER and ISABEL O. HERR, have conveyed their interest in the above-described real property to CLAYTON BOYCE and NORMA JEAN BOYCE under a Quitclaim Deed dated August 2, 1979 and recorded August 3, 1979 in Book M79, Page 18477, Document No. 71785, Record of Deeds 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 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, insurance premiums and other charges due and payable with respect to said property in the total sum of \$417.28, including the last such monthly payment of \$64.73 due on March 15, 1980

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:*

\$5,050.03, plus interest thereon at the rate of 8-1/2% per annum from September 15, 1979 until paid

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., ~~Said sale will be held at the hour of 10:00 o'clock, A. M.,~~ on September 2, 1980, at the following place: front door of the 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.

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

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 4, 19 80.

(If executed by a corporation,  
affix corporate seal)

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

(OES 93.490)

STATE OF OREGON,

County of Multnomah  
April 4

Personally appeared the above named

BERTRAND J. CLOSE

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

**Before me:**

(OFFICIAL  
SEAL)

**Notary Public for Oregon**

My commission expires: 5/2/81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, and  
\_\_\_\_\_, who, being duly sworn,  
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)

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

## RE TRUST DEED

MARGARET H. SPULLER and  
ISABELL O. HERR Granton

**TO**

TRANSAMERICA TITLE.....Trustee  
INSURANCE COMPANY.....

**AFTER RECORDING RETURN TO**  
**Stoel, Rives, Boley, Fraser And Wyse**  
900 S. W. Fifth Avenue  
Portland, Oregon 97204

Attention: Mr. Close

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 3th day of April, 19 80, at 4:05 o'clock P.M., and recorded in book M80 on page 6597 or as file/reel number 82944.

Witness my hand and seal of  
County affixed.

Wm. D. Milne Recording Officer.  
By Bernetha Hetch Deputy.

Fee\$7.00