4,2947

Voi. 80 Fig. 6601

NOTICE OF DEFAULT AND ELECTION TO SELL

PATRICK THOMPSON

as grantor, TRANSAMERICA TITLE INSURANCE COMPANY made, executed and delivered to to secure the performance of certain obligations including the payment of the principal sum of \$6,300.00 WELLS FARGO REALTY SERVICES, INC., Trustee in favor of . , as beneficiary, , 19.78 , and recorded. that certain trust deed duted. April 25 May 24, , 19.78 . M78 Klamath in book at page 10912, of the mortgage records of County, Oregon, &r property situated in said county:

Lot 24, Block 20, Tract No. 1113, OREGON SHORES - UNIT 2, in the County of Klamath, State of 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 \$507.22 (including \$3.78 for assessments), including the last such monthly payment of \$71.92 due on March 10, 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:

\$5,829.64, plus interest thereon at the rate of 8% per annum from August 10, 1979 until paid, plus \$3.78 for assessments.

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does elect to loreclose 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 XE MAN, STANDARD XE MAN

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

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 to

DATED: APRIL 4	19 80	But	trand Clark						
(if executed by a corporation, effix corporate seal)		ccessor Trustee	BUHHUMAYXXXXXX	8Кжжжжж ух					
(If the signer of the above is a corporation, use the form of admawledgment opposite.)									
STATE OF OREGON,		Rš 93.490)							
County of Multnomah) ss.	STATE OF OREGON,	County of) ss.					
April 4 , 1980 . Personally appeared the above named BERTRAND J. CLOSE and acknowledged the foregoing instrument to be his voluntary act and deed.									
					(OFFICIAL Autor)	·Mou	foregoing instrument is to instrument was signed as	he corporation, and that the he corporate seal of said corpora nd sealed in behalf of said corporates; and each of them selected	seal affixed to the tion and that said
					My commission expires:	3/2/81	Notary Public for Oregon	7	(OFFICIAL
		My commission expires:							

SPACE RESERVED

FOR

RECORDER'S USE

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884) EVENB.NESS LAW PUB. CO., PORTLAND, ORE

RE TRUST DEED

PATRICK THOMPSON

TO

TRANSAMERICA TITLE

.... Trustee INSURANCE COMPANY

AFTER RECORDING RETURN TO

Stoel, Rives. Poley. Fraser And Wyse 960 S. W. Fitth Avenue Portland, Oregon 97204

Attn: Mr. Close

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 8thday of April , 1980 at 4:06 o'clock P. M., and recorded in book M80 on page 6601 or as file/reel number 82947

SS.

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

County affixed.

Wm. D. Milne Recording Officer.