NOTICE OF DEFAULT AND ELECTION TO SELL Mg Page 14415

Reference is made to that certain trust deed made, executed and delivered by <u>DAVID J. ROBINSON and</u> BARBARA N. CUMING, husband and wife

as Grantor, to MOUNTAIN TITLE COMPANY , as Trustee, to secure

certain obligations in favor of FIRST NATIONAL BANK OF ORECON

of the Record of Mortgages of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Lots 13 and 14 of Block 27, Second Addition to the City of Klamath Falls according to the Official Plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Reference is further made to the addendum to Said trust deed dated December 29, 1977, and recorded January 9, 1978, in Book M78, page 433, of said record of mortgages.

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Bar, was appointed successor trustee by a certain instrument dated July 8 _______, 19.80 ___, and

NOTICE IS HEREBY GIVEN that addendum 1. There is a default by Grantor with respect to one or more provisions in said trust deed, which trust deed

authorizes sale in the event of default of such provisions. 3,2. The default for which the foreclosure mentioned below is elected is the failure of Grantor to provide a Whe the following some occupy the real property described above as his permanent and primary residence. This failure constitutes a breach of Grantor's obligations under the trust deed and addendum. Paragraph 1 of the addendum gives the Beneficiary the right to accelerate all payments due under the note secured by the trust deed and to exercise any other remedy allowed by law for breach of the trust deed or note if Grantor sells, rents, or fails to occupy the real property described above as his permanent and primary residence.

Dabove written whish such a precision source and the source of the proof of a source of the source esting (1) 8; (By; reason) of said default; Beneficiary hereby declares the indebtedness secured by said trust deed im-Dimediately due; owing and payable nost state of paragraphic product development of the sum immediately due; owing and payable nost state of paragraphic product development of the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and payable on said indebtedness is \$...16,313.95, together, and the sum immediately due; owing and the sum immediately

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1. Beneficiary, by reason of said default, hereby elects to foreclose said trust deed by advertisement and sale in the manner provided in ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in said described property which Grantor had, or had 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 Trustee as provided by law, and the reasonable fees of Trustee's attorneys. 2. The sale of the above described real property will be held at the hour of 11.a....m., Standard Time

of William L. Sisemore, 540 Main Street

in the city of Klamath Falls......, county NOTICE IS FURTHER GIVEN that Grantor, or any person named in Section 86.760 of Oregon Revised

Statutes, has the right at any time prior to five days before the Trustee's sale to require that the foreclosure proceeding be dismissed and the trust deed reinstated by the payment of the entire amount due (other than such portion of the principal as would not be due had no default occurred), under the terms of said trust deed and obligations secured thereby, including all costs and expenses actually incurred and Trustee's and attorneys' fees as pro-tions secured thereby, including all costs and expenses actually incurred and Trustee's and attorneys' fees as pro-vided by ORS 86.760., provided Grantor, at the time of such payment has resumed his occupancy of the vided by ORS 86.760., real, property described above as his permanent, and primary residence. In construing this notice and whenever the context hereof so requires, the word 'Grantor' shall include

any successor in interest of [Grantor as well as any other person owing an obligation the performance of which is secured by said trust deed and their successors in interest; the word "Trustee" shall include any successor Trustee, and the word "Beneficiary" shall include any successor in interest of Beneficiary named in the trust deed.

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as Grantor, to MCLEVENIN PENILE COMPANY BARBARA W. CUMING, husband and white Reforence is made to that cortain trust deed made, executed and delivered by Divito 1. المالية بالمراجعة (المحاطية المراجعة (المحاطية المحاجة (

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Notary Public for Oregon My commission expires: July 13, 1982

inabove written.

authorized to sign with a solution the foregoing instrument messioned on behalf of six the Housing Division, Department of Connerce, State of Synthesite of the books been solution and she acknowledged said instrument to be its voluntary, act and deed. parsus graphics and prophysics 201117 INSTESTIMONY:WHEREOF I have hereunto set my hand and affixed my official seal, the date first here-

CALCHING DA FUE & MULTNOMAH SCOTTONE SSI Single, Family Mortgage, Purchase Program (Title)

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deed and the promissory note described therein. 19:180or William L. Siscapre, 540 Main Street HOUSING DIVISION, DEPARIMENT OF COMMERCE, STATE

a successor trustee are recorded in the <u>Record of Mortgages</u> of <u>Klamath</u> County, Oregon. Then it is built of the trustee are needed to be a successor trustee and the second of the se 3. The undersigned is the present Beneficiary of the trust deed and is the owner and holder of the trust

vul anTHEaUNDERSIGNED HEREBY CERTIFIES that of the second s 1: No action, suit or proceeding has been instituted to recover the debt, or any part of it, remaining secured by said trust deed, or, if such action or proceeding has been instituted, the action or proceeding has been dismissed. A success mentales an our success and a choice and CINCLESS SCI run of 2. Said trust deed, any assignments of said trust deed by Trustee or Beneficiary and any appointment of

tee, and the word "Beneficiary" shall molade any successor in interest of Baneficiary named 144416 secured by said trust deed and their successors in interest; the word "Trustee" shall be up a