

92355

NOTICE OF DEFAULT AND ELECTION TO SELL

MONARCH LAND AND CATTLE COMPANY, a California corporation, 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 \$50,000.00 in favor of NORTHERN PROPERTIES, a limited partnership, as beneficiary, that certain trust deed dated May 13, 1980, and recorded November 3, 1980, in book M-80 at page 21284, of the mortgage records of Klamath County, Oregon, or as file number, reel number (indicate which), covering the following described real property situated in said county:

As per attached legal description which by this reference is to be incorporated herein.

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 August 4, 1980 in the amount of \$50,000.00 and any interest due, and all expenses incurred due to Trustee Sale.

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:

Payment due August 4, 1980 in the amount of \$50,000.00 and any interest due, and 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 o'clock, P.M., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on March 27, 1981, 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.

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
Monarch Land and Cattle Company a California corporation 19762 MacArthur Blvd., #300 Irvine, CA 96715	Record Owner

OFF EXPOSURE INCLUDING ONE TO BE EXPOSED AFTER
OF 200'000'00 AND TWO THOUSAND QUO' ONE
EIGHTYONE ONE UNDER \$ 1000 TO BE EXPOSED

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.

KLAMATH COUNTY TITLE CO.
DATED: November 10, 1980.
By: Darle Runnels
Trustee (State which)
(If executed by a corporation, affix corporate seal)

NOTICE OF DEFAULT AND ELECTION TO SELL
(FORM NO. 984)
STEVENSON'S LAW PUB. CO., PORTLAND, ORE.

RE TRUST DEED

Grantor TO Trustee

STATE OF OREGON

County of I certify that the within instrument was received for record on the day of 19, at o'clock, M., and recorded in book on page or as file number Record of Mortgages of said County. Witness my hand and seal of County affixed.

By Title Deputy

AFTER RECORDING RETURN TO Klamath County Title Company

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

STATE OF OREGON,) ss.
County of)
19
Personally appeared the above named
and acknowledged the foregoing instrument to be
voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
November 10, 1980
Personally appeared Darle Runnels and
who, being duly sworn,
that the latter is the
secretary of Klamath
County Title, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-20-81

KLAMATH FALLS FOREST ESTATES - SYCAN UNIT

Page 1

	LOT DESCRIPTION	ASSESSOR PARCEL NO.
1	Sly. 442.3 ft. of the Nly. 884.6 ft. of	08-3313-3000-0200*
1	Nly. 415 ft. of	08-3313-3000-0900
1	Sly. 415 ft. of the Nly. 830 ft. of	08-3313-3000-1000
1	Nly. 415 ft. of the Sly. 830 ft. of	08-3313-3000-1100
2	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-2800
2	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-2900
2	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-3000
2	All of Lot 9, except the Ely. 1035 ft. and the Sly. 415 ft.	08-3313-3100-3300
2	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-3100-3400
2	All Lot 9, except the Ely. 1035 ft. and the Nly. 415 ft.	08-3313-3100-4000
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-4500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-4500
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-3500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-3800
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-1500
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-0500
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3100-0800
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-5900
2	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-6000
2	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-3000-3810
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-5800
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-3800
2	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-4500
2	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-3000-4400
3	Wly. 517.5 ft. of the Ely. 1035 ft. of	08-3313-3100-5800
5	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-1800
5	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-1700
5	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-2000
5	Nly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-2700
5	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3000
5	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3800
5	Sly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3700
5	Nly. 415 ft. of the Wly. 1035 ft. of	08-3313-2900-3900
5	Sly. 415 ft. of the Ely. 1035 ft. of	08-3313-2900-4700

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BLK. NO.

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BLK. NO.	LOT DESCRIPTION	Lot	ASSESSOR PARCEL NO.
5	NLY 415 ft. of the Wly. 1035 ft. of	6	08-3313-3200-0500
5	NLY 415 ft. of the Ely. 1035 ft. of	"	08-3313-3200-0500
5	Sly 415 ft. of the Wly. 1035 ft. of	6	08-3313-3200-0400
5	NLY 415 ft. of the Wly. 1035 ft. of	"	08-3313-3200-0600
5	Sly 415 ft. of the Wly. 1035 ft. of	6	08-3313-3200-0600
5	Sly 415 ft. of the Wly. 1035 ft. of	7	08-3313-3200-1500
5	NLY 415 ft. of the Wly. 1035 ft. of	"	08-3313-3200-1700
5	Sly 415 ft. of the Wly. 1035 ft. of	7	08-3313-3200-1600
5	NLY 415 ft. of the Wly. 1035 ft. of	9	08-3313-3200-3400
5	NLY 415 ft. of the Wly. 1035 ft. of	10	08-3313-3200-4500
5	Sly 415 ft. of the Ely. 1035 ft. of	10	08-3313-3200-4600
5	NLY 415 ft. of the Wly. 1035 ft. of	12	08-3313-3200-3200
5	NLY 415 ft. of the Wly. 1035 ft. of	"	08-3313-3200-2900
5	NLY 415 ft. of the Ely. 1035 ft. of	13	08-3313-3200-1300
5	Sly 415 ft. of the Ely. 1035 ft. of	"	08-3313-3200-1200
5	Sly 415 ft. of the Wly. 1035 ft. of	14	08-3313-3200-1900
5	NLY 415 ft. of the Wly. 1035 ft. of	"	08-3313-3200-1800
5	NLY 415 ft. of the Wly. 1035 ft. of	14	08-3313-3200-0200
5	NLY 415 ft. of the Wly. 1035 ft. of	15	08-3313-2900-5600
5	Sly 415 ft. of the Wly. 1035 ft. of	16	08-3313-2900-4600
5	NLY 415 ft. of the Wly. 1035 ft. of	17	08-3313-2900-5100
5	NLY 415 ft. of the Ely. 1035 ft. of	"	08-3313-2900-3600
5	Sly 415 ft. of the Wly. 1035 ft. of	18	08-3313-2900-3500
5	Sly 415 ft. of the Wly. 1035 ft. of	"	08-3313-2900-4200
5	NLY 415 ft. of the Wly. 1035 ft. of	18	08-3313-2900-2600
5	Sly 415 ft. of the Wly. 1035 ft. of	19	08-3313-2900-3100
5	The Ely. 1035 ft. of the North 1/2 of	"	08-3313-2900-1500
5	Sly 415 ft. of the Ely. 1035 ft. of	20	08-3313-2900-2200
5	Sly 415 ft. of the Wly. 1035 ft. of	20	08-3313-2900-2100
6	The Wly. 415 ft. of	2	08-3313-3000-2700
6	The Wly. 415 ft. of the Ely. 830 ft. of	"	08-3313-3000-4700
6	The Ely. 415 ft. of	2	08-3313-3000-4800
6	All of Lot 10, except the South 1233 ft. and the West 400 ft.	Lot 11	08-3313-2100-0900
6	The Wly. 400 ft. of the South 1/2 of	"	08-3313-2800-1000
6	All of Lot 14, except the South 1233 ft. and the West 400 ft.	Lot 15	08-3313-2200-0400
6	The East 400 of the South 1233 ft. of	"	08-3313-2700-0600

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BLK. NO.	LOT DESCRIPTION	ASSESSOR PARCEL NO.
11	East 575 ft. of the West 1035 ft., measured along North line, Lot 1	08-3313-2800-1400
11	Beginning at the Northeast corner of Lot 2; thence West along East line " 1	08-3313-2800-1300
11	of said Lot, 630 ft; thence South to the Easterly line of said North	
11	thence Northeasterly along said line to the point of beginning.	
11	Beginning at a point which bears S. 35°57'32" W. 1000 ft. and	
11	N. 54°02'28" W. 400 ft. from the most Easterly corner of Lot 3;	
11	thence N. 54°02'28" W. to a point on the Westerly line of Lot 3;	
11	thence S. 34°23'58" W. to the Southwesterly corner of Lot 3;	
11	thence along the Southerly line of Lot 3 to a point which is	
11	S. 35°57'32" W. from the point of beginning; thence N. 35°57'32" E.	
11	to the point of beginning.	
11	The Sely. 415 ft. of the Nely. 975 ft. of	
11	All Lot 5, except the Nely. 415 ft. and the Nely 975 ft.	
11	The Nly. 500 ft. of the Ely. 780.59 ft. measured along North line,	
11	Beginning at a point that is S. 89°59'20" E. 480 ft. and South 800	
11	ft. from the Northwest corner of Lot 10; thence South to the Southerly	
11	line of said Lot 10; thence Northwesterly and Northerly along the	
11	exterior lines of said Lot to a point that is West of the point of	
11	beginning; thence East to the point of beginning.	
12	The North 460 ft. of the West 1/2 of	
12	The South 460 ft. of the East 1/2 of	
12	" Lot 2	08-3313-3400-0800
12	" 3	08-3313-3400-1800
12	The South 460 ft. of the West 1/2 of	
12	The South 460 ft. of the West 1/2 of	
14	West 415 ft. of the South 1037.5 ft. of	
14	West 415 ft. of the North 1037.5 ft. of	
14	East 415 ft. of the North 1037.5 ft. of	
14	East 415 ft. of the South 1037.5 ft. of	
14	East 415 ft. of the North 1037.5 ft. of	
14	Sly. 415 ft. of the Wly. 1035 ft. of	
14	All Lot 10, except the North 400 ft. and the West 1035 ft.	
14	All Lot 10, except the North 400 ft. and the East 1035 ft.	
15	The North 430 ft. of the West 1059.15 ft. of	
15	All Lot 3, except the South 430 ft. and the West 1059.15 ft.	
15	North 415 ft. of the East 1/2 of	
15	North 400 ft. of the East 1062.18 ft. of	
15	" 3	08-3313-2500-0400
15	" 3	08-3313-2500-0500
15	" 6	08-3313-2500-3000
15	" 7	08-3313-2500-3800

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BLK. NO.	LOT DESCRIPTION	ASSESSOR PARCEL NO.
16	Beginning at a point on the East line of Lot 1 that is North 900 ft. from the Southeast corner thereof; thence West to the West line thereof; thence Northerly, Easterly and Southerly along the exterior lines of said Lot to the point of beginning. Beginning at a point on the East line of Lot 1 that is North 430 ft. from the Southeast corner thereof; thence North along East line 470 ft; thence West to the Westerly line of said Lot; thence Southerly along the Westerly line of said Lot to a point West of the point of beginning; thence East to the point of beginning.	Lot 1 08-3313-2300-0900
16	Beginning at the Southeast corner of Lot 1; thence North along the East line 430 ft; thence West to the Easterly line of said Lot; thence Southerly and Easterly along the exterior lines of said Lot to the point of beginning.	" 1 08-3313-2300-1500
16	Beginning at a point 450 ft. North and 700 ft. West of the Southeast corner of Lot 2; thence North to the Northerly line of said Lot; thence Easterly and Southerly along the exterior lines of said Lot to a point East of the point of beginning; thence West to the point of beginning.	" 1 08-3313-2300-1600
16	The South 450 ft. of the East 870 ft. of	" 2 08-3313-2300-2000
16	The West 1/2 of the West 1/2 of	" 2 08-3313-2300-2100
16	The East 1/2 of the West 1/2 of	" 3 08-3313-2400-4800
16	The West 1/2 of the East 1/2 of	" 3 08-3313-2400-4700
16	The East 1/2 of the East 1/2 of	" 3 08-3313-2400-4600
16	The West 490 ft. of	" 3 08-3313-2400-4500
16	The East 500 ft. of the West 990 ft., measured along North line of	" 4 08-3313-2400-4400
16	Beginning at a point on the North line of Lot 4 which is 560 ft. West of the Northeast corner thereof; thence South 850.11 ft; thence West to the Easterly line of White Ash Lane; thence Northerly and Westerly along said line to a point 1110 ft. West of the East line of said Lot; thence North to the North line of said Lot; thence East 550 ft. to the point of beginning.	" 4 08-3313-2400-4200
16	Beginning at the Northeast corner of Lot 4; thence West along the North line of said Lot 560 ft; thence South 850.11 ft; thence East 560 ft. to the East line of said Lot; thence North 850 ft. to the point of beginning.	" 4 08-3313-2400-4100
16	The North 550 ft. of the West 900 ft. of	" 5 08-3313-2400-4000
16	The West 350 ft. of	" 6 08-3313-2400-4900
16	Beginning at the Northeast corner of Lot 6; thence West along the North line of said Lot 941.48 ft; thence South 450 ft; thence East to the Easterly line of said Lot; thence Northerly along said Easterly line to the point of beginning.	" 6 08-3313-2400-5000
16		" 6 08-3313-2400-5100

BLK. NO.

21834

BLK. NO.	LOT DESCRIPTION	Lot	ASSESSOR PARCEL NO.
16	The Ely. 725 ft. of the N1/4. 635 ft. of	7	08-3313-2300-3200
16	The Ely. 725 ft. of the S1/4. 635 ft. of	7	08-3313-2300-3300
16	The Wly. 725 ft. of the S1/4. 635 ft. of	7	08-3313-2300-3400
17	The S1/4. 635 ft. of the Ely. 686 ft. of	7	08-3313-2300-3500
17	The North 415 ft. of	8	08-3313-2200-1200
18	The North 900 ft. of the East 450 ft. of	5	08-3313-2300-2700
18	All Lot 1, except the West 1100 ft. and the South 490 ft.	1	08-3313-1300-1000
18	The South 490 ft. of Lot 1, except the West 1100 ft. thereof	1	08-3313-1300-1100
18	The West 1100 ft. of the East 415 ft. of	4	08-3313-1300-3400
18	The S1/4. 415 ft. of the West 1100 ft. of	5	08-3313-1300-4100
18	The North 415 ft. of the West 1100 ft. of	5	08-3313-1300-4400
18	The South 415 ft. of the East 1/2 of	5	08-3313-1300-4300
18	The South 415 ft. of the West 1/2 of	5	08-3313-1300-5200
18	The North 415 ft. of the West 1/2 of	6	08-3313-1300-5100
18	The South 415.03 ft. of the East 1/2 of	7	08-3313-2400-6100
18	The North 415 ft. of the West 1/2 of	7	08-3313-2400-0700
18	The North 415 ft. of the West 1/2 of	7	08-3313-2400-0900
18	The East 500 ft. of the East 1/2 of	7	08-3313-2400-1000
18	The East 400 ft. of the West 1700 ft. of	8	08-3313-2400-0800
18	The West 400 ft. of the West 1200 ft. of	9	08-3313-2400-1600
18	The West 415 ft. of the West 800 ft. of	9	08-3313-2400-1100
18	The East 415 ft. of the North 1035 ft. of	9	08-3313-2400-3600
18	The West 415 ft. of the North 1035 ft. of	9	08-3313-2400-3500
18	The West 415 ft. of the North 1035 ft. of	10	08-3313-2400-3400
18	The East 415 ft. of the North 1035 ft. of	10	08-3313-2400-3300
18	The West 415 ft. of the North 1035 ft. of	10	08-3313-2400-1800
18	The West 415 ft. of the South 1035 ft. of	11	08-3313-2400-1700
18	The East 415 ft. of the North 1035 ft. of	11	08-3313-2400-3100
18	The West 415 ft. of the North 1035 ft. of	11	08-3313-2400-2000
18	The East 415 ft. of the North 1035 ft. of	11	08-3313-2400-1900
18	The West 415 ft. of the South 1035 ft. of	12	08-3313-2400-3000
18	The North 415 ft. of the South 1035 ft. of	12	08-3313-2400-2900
18	The West 415 ft. of the South 1035 ft. of	12	08-3313-2400-2200
18	The South 430 ft. of the South 890 ft. of	13	08-3313-2400-2100
18	The North 430 ft. of the South 890 ft. of	13	08-3313-2400-2800
18	The South 430 ft. of the South 890 ft. of	13	08-3313-2400-2700
18	The North 430 ft. of the South 890 ft. of	13	08-3313-2400-2500
18	The South 430 ft. of the South 890 ft. of	13	08-3313-2400-2600

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BLK. NO.

LOT DESCRIPTION

ASSESSOR PARCEL NO.

Page 1

18	The South 410 ft. of Lot 14, except the East 1660 ft. thereof	Lot 14	08-3313-2400-0200
18	The West 415 ft. of the East 1660 ft. of	" 14	08-3313-2400-0300
18	The West 415 ft. of the East 1245 ft. of	" 14	08-3313-2400-0400
18	The West 415 ft. of the East 830 ft. of	" 14	08-3313-2400-0500
18	The East 415 ft. of	" 14	08-3313-2400-0600
18	Beginning at the Northeast corner of Lot 15; thence South 415 ft; thence West 1000 ft; thence North to the Northerly line of said Lot; thence East along Northerly line to the point of beginning.	" 15	08-3313-1300-5500
18	Beginning at the Southeast corner of Lot 15; thence North 415 ft; thence West 1000 ft; thence South to the Southerly line of said Lot; thence East along Southerly line to the point of beginning.	" 15	08-3313-1300-6000
18	Beginning at a point South 415 ft. and West 1000 ft. from the Northeast corner of Lot 15; thence South to the Southerly line of said Lot; thence Westerly to the Southwest corner of said Lot; thence Northerly along Westerly line of said Lot to a point West of the point of beginning; thence East to the point of beginning.	" 15	08-3313-1300-5900
18	The East 1000 ft. of the North 415 ft. of	" 16	08-3313-1300-4500
18	The East 1000 ft., except the North 415 ft. thereof of	" 16	08-3313-1300-5000
18	All Lot 16, except the North 415 ft. and the East 1000 ft.	" 16	08-3313-1300-4900
18	The North 415 ft. of the East 1000 ft. of	" 17	08-3313-1300-3500
18	The South 415 ft. of the East 1000 ft. of	" 17	08-3313-1300-4000
18	The North 415 ft. of the East 1000 ft. of	" 18	08-3313-1300-2500

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

Klamath County Title Co.on this 10th day of November, D. 19 80at 3:15 o'clock P M, and dulyrecorded in Vol. M80 of Mortgagespage 21827

Wm D. MILNE, County Clerk

By Berntha H. Hitchcock DeputyFee \$31.50