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KISHOR 5838 01001  
SIO MOUN LOR 24067  
MICHAEL C. MILLER

## NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. 78/ Page 18748



ROUND LAKE PROPERTIES, INC., an Oregon Corporation, as grantor,  
made, executed and delivered to MOUNTAIN TITLE CO., as trustee,  
to secure the performance of certain obligations including the payment of the principal sum of \$ 62,857.14  
in favor of David M. Monschien & Charles E. Monschien, dba TRI-M BUILDERS, as beneficiary,  
that certain trust deed dated 17 July, 1980, and recorded July 18, 1980  
in Book/Reel/Volume No. M-80 at page 13389 or as Document/Fee/File/Instrument/Microfilm  
No. 87082 (indicate which) of the mortgage records of \_\_\_\_\_ County, Oregon,  
covering the following described real property situated in said county:

Lots 10 and 12, Block 2; Lots 13, 27, and 29, Block 3; Tract No 1046, Round Lake Estates,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon. Lot 12, Block 12 was reconveyed on September 15, 1981.

Michael C. Miller has been appointed Successor Trustee.

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:

\$71,428.50 due July 17, 1981.

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the fore-  
closure 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:

\$71,428.50.

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 9:00 o'clock, A.M., Standard Time, as established by Section  
187.110 of Oregon Revised Statutes on March 19, 1982, at the following place: Front steps of the  
Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of  
Oregon, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

TRUST

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: October 27, 1981

Successor *Trustee*

XXXXXXXXXX

(State which)

(If executed by a corporation,  
affix corporate seal)

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

(ORS 93.490)

STATE OF OREGON.

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

County of Klamath

October 27 19 81

October 27 19 81

Personally appeared the above named

MICHAEL C MILLER

MICHAEL C. MILLER

and acknowledged the foregoing instrument to be

his voluntary act and deed

*Before me:*

Notary Public for Oregon

My commission expires: 1-21-85

Notary Public for Oregon

**My commission expires:**

(OFFICIAL  
SE 'L)

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

RE TRUST DEED

ROUND LAKE PROPERTIES, INC.,  
an Oregon Corporation,

TC

MICHAEL C. MILLER ..... Trustee

**AFTER RECORDING RETURN TO**

Michael C. Miller  
210 North Fourth Street  
Klamath Falls, OR 97601

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of October, 1981, at 3:28 o'clock P.M., and recorded in book/reel/volume No. M81 on page 18748 or as document/fee/file/instrument/microfilm No. 5838. Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

.....  
TITLE

NAME William A. [Signature] TITLE Deputy  
By [Signature]

Fee \$8.00