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NOTICE OF DEFAULT AND ELECTION TO SELPTIME FOR \$0604

VELES ESCOUDEN OF THE PROPERT LECKLIDER and NANCY C. LECKLIDER , as grantor, made, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY to secure the performance of certain obligations including the payment of the principal sum of \$ 5,850.00 in favor of WELLS FARGO REALTY SERVICES, INC. in favor of WELLIS FAKGU KEALTY SERVICES, INC.

that certain trust deed dated July 15 ,19.78, and recorded September 21 ,19.78

in Book/Reel/Volume No. M78 or at page 20892 or as Document/Pee/Pite/instrument/Microttim

Klamathy Creston (Indicate which) of the mortgage records of Klamath County, Oregon, Covering the following described real property situated in said county:

ELECTION CLOT 4, Block 20, Tract No. 1113, OREGON
MOMICE OF DESCRIPTION State of Oregon

Klamath, State of Oregon certify that the widen before

they contrate hours britished. 3/30/82 there with the proper Maries Course by Oberes 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 assessments, insurance premiums and other charges due and payable with ments, insurance premiums and other charges due and payable respectato said property in the total sum of \$617.53, including the last such monthly payment of \$66.79 due on November 1, 1981, and Salso including the sum of \$150 due for assessments, est of the beneficiary first named above.

deed, the word "errored" Includes now successor trustee, and the word "benefitiary" stelladia and successor in inter-act of the honofelinia niet cannot along

granter at trult as each and all other passons owing an obligation, the performance of which is secured by said trust granter at the second secured by said trust descriptions and second secon tenness and the denies the antiquest the board the board standers are supported by which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made the data peture the data set for said said

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:

\$4,862.39, plus interest thereon at the rate of 8 percent per annum from April 1, 1981 until paid, and all sums expended by the beneficiary pursuant to the terms of said trust deed.

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

Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Fine, as established by Section 187-110 of Oregon Revised Statutes on April 19 ... 19.82, at the following place: front door of Klamath Falls County of Klamath Falls County of 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 bossession of or occibaing the broberty, except. 10 octock, A M., Standard Time, as established to repert

NAME AND LAST KNOWN ADDRESS STREET, STREET OF RIGHT, LIEN OR INTEREST DESCRIPTION OF THE CHARLES OF THE CONTROL obligations accured by said trust dead and the expenses of the sale, including a reasonable charge by the truster as with any interest the granter or his successors in interest acquired after the execution of the trust deed, to satisfy the Netich the grantor had, or read the power to convey, at the time of the execution by him of the stast deed, tegether and to came to be sold or pulpic motion to the highest hidden for cash the interest in the said described to open; Torechose said gross doed by advertisament and sale pursuant to Oregon Recised Stainter Soction 19 705 to 50 707

Notice marchy is given that the Undersigned, by reason of said default, has elected and he hereby does elect to

34,362.39, plus inspect thereon at the rate of 3 percent per annuation April 1, 1981 entil baid, and all mas expended by the pentilizations appropriate to the terms of said crust does.

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 as I whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the flural, 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 "tr stee" includes any successor-trustee, and the word "beneficiary" includes any successor in inter-

Personally appeared in the president and decided and acknowledged the foregoing instrument to be secretary of a corporation, and that the seal affixed to the his woluntary act and deed. **Toregoing instrument is the corporate seal of said corporation and that said instrument is the corporate seal of said corporation by authorizing the seal of them acknowledged said instrument to be its voluntary act and deed. **COFFICIAL** **SEAL** **Public for Oregon** **My commission expires:** **Notary Public for Oregon** **My commission expires:** **President and that the seal affixed to the said corporation and that said doregoing instrument is the corporate seal of said corporation by authorizing the said of instrument to be its voluntary act and deed. **Toregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporate seal of said corporation by authorizing the said of them acknowledged said instrument to be its voluntary act and deed. **Toregoing instrument is the corporate seal of said corporation and that said doregoing instrument and each of them acknowledged said instrument to be its voluntary act and deed. **Toregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporate seal of said corporation and that said doregoing instrument is the corporation and that said d	grantor as well do other includes any successor-trus	tee, and the word
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		My Community

NOTICE OF DEFAULT AND STATE OF OREGON, Kla ELECTION TO SELL NI CO NO LEGGE MO I County of Klamath County of that the within ins I certify that the within instrument was received for record on the 30 day of November 19 81 STEVENS-NESS LAW PUB. CO., FORTLAND, ORE. at 3:08 ... o'clock P.M., and recorded owning the following districted was propelly alternative and county NANCY C. LECKLIDER TRANSAMERICA TITLE (1) Trustee WEEKICY STEEL THEET County affixed. INSURANCE COMPANY AFTER RECORDING RETURNATO GOR BJ PECAPIDER ON NEW Evelyn Biehn County Clerk MOTI E OF DENVILLAND ELECTION TO SELLON TO SEL Stoel, Rives, Boley, Fraser And Wyse 900 S. W. Fifth Avenue Fée \$8.00

Portland, Oregon 97204 Bertrand J. Close