

9967

Ref - RA - 38-24327

NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. M72 Page 3217

Rebecca Rose Decker, made, executed and delivered to KENNETH K. KEUDELL, State Director of the Farmers Home Administration, United States Department of Agriculture, as Trustee, to secure the performance of certain obligations including the payment of the principal sum of \$36,700.00, in favor of the UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, as Beneficiary, that certain Trust Deed dated February 1, 1979 and recorded February 1, 1979, in Vol. M79, page 2692 in the mortgage records of Klamath County, Oregon, Ruth L. Pridemore hereafter called Grantor, as successors in interest assumed the obligations secured by this trust deed.

Ruth L. Pridemore as Grantor, made executed and delivered to KENNETH K. KEUDELL, State Director of the Farmers Home Administration, United States Department of Agriculture, as Trustee, to secure the performance of certain obligations including the payment of the principal sum of \$6,410.00, in favor of the UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, as Beneficiary, that certain Trust Deed dated June 6, 1980 and recorded June 6, 1980, under Vol. M80, Page 10399.

These Deeds of Trust cover the following described real property in Jackson County, Oregon: THE WEST 25 FEET OF LOT 8, AND THE EAST 37.5 FEET OF LOT 7, BLOCK 43, GRANDVIEW ADDITION TO BONANZA, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

There is a default by the Grantor owing the obligation, the performance of which is secured by said Trust Deed, with respect to provision therein which authorize sale in the event of default of such provisions in that the Grantors have failed to pay, when due, the following sums thereon:

14 monthly payments at \$131.00 per month  
1980-81 real estate taxes

\$1,844.54  
562.86

Total Delinquency

\$2,407.40

PH 3 34 which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned herein is made.

PH 3 15 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:

Unpaid principal  
Unpaid interest computed to 02-10-82  
Daily accrual \$1.3109

\$41,552.80  
502.80

Notice is hereby given that the undersigned, by reason of said default, has elected and 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 Grantors had, or had the power to convey, at the time of the execution by them of the Trust Deed, together with any interest the Grantors or their 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 11:00 o'clock, a.m., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on August 5, 1982, at the following place: Front door of the Klamath County Courthouse, 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.

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 then due, together with costs of mortgage foreclosure report(s), delinquent real estate taxes, and trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

DATED March 3, 1982.

UNITED STATES OF AMERICA  
*[Signature]*  
State Director, as Trustee  
Farmers Home Administration  
U.S. Department of Agriculture

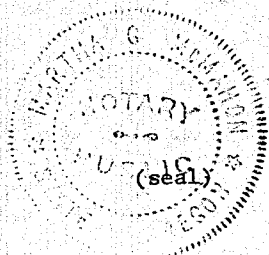
ACKNOWLEDGMENT

STATE OF OREGON                     )  
   ) ss:  
 COUNTY OF MULTNOMAH            )

On this 3rd day of March, 1982, before me, a Notary Public in and for said county and state, appeared RICHARD M. SMITH, known to me to be the State Director, Farmers Home Administration, U.S.D.A., and the person who executed this instrument on behalf of the United States of America and acknowledged to me that the United States of America executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and seal at Portland, Oregon, the day and year aforesaid.

*Martin G. McMahon*  
 Notary Public in and for the  
 State of Oregon  
 My Commission Expires 2-1-86



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ 3:34

this 15 day of March A.D. 19 82 at 3:34 o'clock P.M. and  
 duly recorded in Vol. M 82, of Mtge on Page 3217

Fee \$8.00

By *Joyce McChase*  
 EVELYN BIEHM County Clerk