10559

## NOTICE OF DEFAULT AND ELECTION TO SELL

THOMAS R. COTA AND MARY E. COTA, husband /wife ......, as grantor, made, executed and delivered to TRANSANERICA TITLE INSURANCE COMPANY INC. , as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$.4,000.00. In Dook, Neel, voiding the mortgage records of \_\_\_\_\_\_KLAMATH\_\_\_\_ County, Oregon, covering the following described real property situated in said county:

Lot 26 in Block 28 of TRACT 1113 OREGON SHORES UNIT 2 as shown on the map filed on December 9, 1977 in Volume 21, page 20 of Maps in the office of the County Recorder of said County geografie on definance some

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 or commes in which the above described real property is studie and that the beneficiary to 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 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 Monthly installments of principal frantor has failed to pay, when due, the following sums thereon: Monthly installments of principal grantor has failed to pay, when due, the following sums thereon: October, November, December and interest due June, July, August, September, October, November, December and interest due June, July, August, September, October, November the and interest due June, July, August, September, October, November the and interest due June, July, August, September, October, November, December and interest due June, July, August, September, October, November, December and interest due June, July, August, September, October, November, December and interest due June, July, August, September, October, November, December and interest due June, July, August, September, October, November, December and interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, November, December and Interest due June, July, August, September, October, October, November, December and Interest due June, July, August, September, October, November, December and July, August, September, October, Octo

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned kelow 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: \$ 3,278.30, plus interest thereon at the rate of EIGHT (8) percent per annum from May 23, 1981 until paid; and all sums expended by the beneficiary pursuant to the terms and provisions of the note and deed of trust

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 10:00 o'clock, A.M., Standard Time, as established by Section | 187.110 of Oregon Revised Statutes on Aug. 31 , 1982, at the following place: the front entrance in the City of Klamath Falls, County of the County Courthouse. Klamath , State of Oregon, which is the hour, date and place fixed by the trustee for said sale. to the County Courthouse

Other than as shown of record, wither the said beneficiary nor the said trustee has any actual notice of any person having or claiming to have any lier 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 interest of the trustee in the trust in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEM OR INTEREST

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<b>共同實際公司(新聞新聞刊刊)、「一門」。首次書</b>	
Notice is further given that any purson	named in Section 86.760 of Oregon Revised Statutes has the right to
have the foreclosure proceeding dismissed and	of the trust deed reinstated by payment of the entire amount due (other
than such portion of said principal as would n	not then be done to i
and attorney's fees, at any time prior to live of	leve before the day no derault occurred), together with costs, trustee's
In construing this notice and whenever	or the contest t
feminine and the neuter, the singular includes	the context hereof so requires, the masculine gender includes the
grantor as well as each and all other persons of	wind as ablitudes any successor in interest to the
deed, the word "trustee" includes any success	owing an obligation, the performance of which is secured by said trust
est of the beneficiary first named above.	or-trustee, and the word "beneficiary" includes any successor in inter-
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DATED: April 2 19 82	BY NSURANCE COMPANY INC.
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[If the signer of the above is a corporation, use the ferm of acknowledgment opposite.]  STATE OF OREGON,	ORS 93 490)  STATE OF OREGON, County of Klamath April 2 19 82  Porsonally appeared ANDREW A. PATTERSON, Care
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[If the signer of the above is a corporation, use the form of acknowledgmant opposite.]  STATE OF OREGON,  County of	STATE OF OREGON, County of Klamath  STATE OF OREGON, County of Klamath  April 2 1982  Porsonally appeared. ANDREW A. PATTERSON, XXX  wite, being duly sword,  With for himself and Selection Or Min NOW, clid say that Just Deep Review to the Assistant  Assistant  Insurance Company 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 Notary Public by Oregon  (OFFICIAL SEAL)
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[If the signer of the above is a corporation, use the form of acknowledgmant opposite.]  STATE OF OREGON,  County of	STATE OF OREGON, County of Klamath  St. April 2 19 82  Personally appeared ANDREW A. PATTERSON With the limited abborrows with th
(If the signer of the above is a corporation, use the form of acknowledgmant opposite.)  STATE OF OREGON,  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:  NOTICE OF DEFAULT AND ELECTION TO SEIL  (FORM No. 884)	STATE OF OREGON, County of Klamath  SSTATE OF OREGON, County of Klamath  April 2 1982  Personally appeared ANDREW A. PATTERSON ON MANUAL MANUA
[If the signer of the chove is a corporation, use the ferm of acknowledgment opposite.]  STATE OF OREGON,  County of	STATE OF OREGON, County of Klamath ) ss.  April 2 1982  Personally appeared ANDREW A. PATTERSON ON MANUAL ANDREW A. PATTERSON OF THE MANUAL ANDREW A. PATTERSON ON MANUAL ANDREW A. PATTER
(If the signer of the above is a corporation, use the ferm of acknowledgment opposite.)  STATE OF OREGON,  County of 19  Personally appeared the above named	STATE OF OREGON, County of Klamath  SSTATE OF OREGON, County of Klamath  April 2 1982  Personally appeared ANDREW A. PATTERSON ON MANUAL MANUA

Grantor

AFTER RECORDING RETURN TO

Mary Lou / TA

SPACE RESERVED FOR

at 3: 37 .....o'clock P. M., and recorded

in book/reel/volume No.....M82.....on page4179 or as document/fee/file/ instrument/microfilm No. ..10559 ,, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk Deputy Eee \$8.00