

OE

13191

Vol. 82 Page 8331

NOTICE OF DEFAULT AND ELECTION TO SELL

JAMES C. McDONALD AND LOLA B. McDONALD, husband and wife, as grantor, made, executed and delivered to TRANSAMERICA TITLE INSURANCE COMPANY INC., as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$4,680.00 in favor of WELLS FARGO REALTY SERVICES INC., a Calif. corporation, as beneficiary, that certain trust deed dated FEB. 24, 1979, and recorded June 7, 1979 in Book/Reel/Volume No. M 79 at page 13355 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county:

Lot 11, Block 31 of Tract 1184—Oregon Shores—Unit 2—1st Addition as shown on the Map filed November 8, 1978 in V. 21, page 29 of Maps

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 of principal and interest for the months of October, November, December, 1981, January, February, March, April, May, June, 1982 in the amount of \$54.70 each plus subsequent installments in like amounts and assessment dues in the amount of \$79.00 and subsequent assessment installments

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: \$3,988.94 plus interest thereon from September 9, 1981 at the rate of 8.5 % per annum until paid and all sum 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 Nov. 30, 1982, at the following place: at the front entrance to the County Courthouse in the City of Klamath Falls, County of Klamath Falls, 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

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: June 30, 19 82

(If executed by a corporation, affix corporate seal)

TRANSAMERICA TITLE INSURANCE COMPANY INC.
BY: *Andrew A. Patterson*
Trustee ~~XXXXXXXX~~ (State which)

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

STATE OF OREGON,

County of _____ } ss.

Personally appeared the above named _____, 19 _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

(ORS 93.490)

STATE OF OREGON, County of Klamath

June 30, 19 82

Personally appeared ANDREW A. PATTERSON

each for himself and not one for the other, did say that he is the Assistant Secretary of Transamerica Title Insurance Co., Inc.

Insurance Co., Inc., 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:

Notary Public for Oregon

My commission expires: 11/16/84

(OFFICIAL SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

RE TRUST DEED

James C. McDonald and
Lola B. McDonald GrantorTO
Transamerica Title Co Trustee

AFTER RECORDING RETURN TO

MARY LOU / TA

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 1 day of July, 19 82 at 10:56 o'clock AM., and recorded in book/reel volume No. M 82 on page 8331 or as document/fee/file/instrument/microfilm No. 13191, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Kazuo Oregan* Deputy
Fee \$8.00