

OE

14480

10361

NOTICE OF DEFAULT AND ELECTION TO SELL

G. ROBERT LECKLIDER and NANCY C. LECKLIDER, 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 \$ 5,850.00
 in favor of Wells Fargo Realty Services, Inc., a California Corporation, as beneficiary,
 that certain trust deed dated July 15, 1978, and recorded September 21, 1978,
 in Book/Reel/Volume No. M-78 at page 20892 ~~over Document, Book, Reel, Instrument, or Note~~
 No. XXXXXXXXXXXX (indicate which) of the mortgage records of Klamath County, Oregon,
 covering the following described real property situated in said county:

Lot 4 in Block 20 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.

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 due December, 1981, January, February, March, April, May and June, 1982 in the
 amount of \$66.79 each; and subsequent installments in like amounts; and subsequent
 installments of assessment dues under the terms and provisions of the Note and Deed of
 Trust

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: \$4,616.91 plus interest thereon from
 November 1, 1981 at the rate of (8.0%) EIGHT PERCENT PER ANNUM 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 December 14, 1982, at the following place: front entrance of
 the 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.

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
G. Robert Lecklider & Nancy C. Lecklider 3524 Pine Grove Road, K. Falls, OR 97601	Present record owners
John Ketarbus & Doris Ketarbus, doing business as Jefferson State Janitorial P. O. Box 1362, K. Falls, OR 97601	Judgment
State of Oregon, Department of Revenue 403 Pine, K. Falls, OR 97601	Judgment
South Valley State Bank 5215 South 6th Street, K. Falls, OR 97601	Judgment
Simlog Leasing Co. c/o Schwabe, Williamson, Wyatt, Moore & Roberts 1200 Standard Plaza 1100 SW 6th, Portland, OR 97204	Judgment
Frederick D. Ehlers & Helen Ann Ehlers Route 5, Box 1403 Sunset Beach, K. Falls, OR 97601	Suit Pending

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: August 11, 19 82

(If executed by a corporation,
affix corporate seal)

TRANSAMERICA TITLE INSURANCE COMPANY INC.

Trustee

~~Beneficiary~~

(State which)

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

(ORS 93.490)

STATE OF OREGON, } ss.

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:

STATE OF OREGON, County of Klamath } ss.
August 11, 19 82

Personally appeared Andrew A. Patterson

who, being duly sworn,
do hereby certify and acknowledge that he is the
Assistant Secretary of Transamerica Title
Insurance Company, Inc.

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 author-
ity 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: 2/14/85

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 824)

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

RE TRUST DEED

Lecklider Grantor

TO
Transamerica Title Trustee

AFTER RECORDING RETURN TO

T/A - Julie
11120

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
11 day of August, 19 82,
at 3:40 o'clock P.M., and recorded
in book/reel/volume No. M 82 on
page 10361 or as document/fee/file/
instrument/microfilm No. 14480
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

NAME TITLE
By [Signature] Deputy
Fee \$8.00