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POI 1040 20166 112
BCHN VL00011 * 1125A

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Mountain Title Company

LOT 2, MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums: \$3,196.20 principal;

\$ 433.79 interest to August 13, 1981; and taxes for the fiscal years as follows: 1981-1982, Account No. 139-3607-1531, Tax Lot 300 in the sum of \$39.42, plus interest; Account No. 70-3607-1531, Tax Lot 300 in the sum of \$62.75, plus interest; 1980-1981, Account No. 70-3607-1531, Tax Lot 300 in the sum of \$85.65, plus interest; (See attached Exhibit A, Income Tax Return for 1981, the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$7,339.84 with interest at the rate of 8.75 percent per annum from August 13, 1981; and interest in the sum of \$433.79 to August 13, 1981; and taxes for the fiscal years as follows: 1981-1982, Account No. 139-3607-1531, Tax Lot 300 in the sum of \$39.42, plus interest; Account No. 70-3607-1531, Tax Lot 300 in the sum of \$62.75, plus interest; 1980-1981, Account No. 70-3607-1531, Tax Lot 300 in the sum of \$85.65, plus interest; and 1979-1980, Account No. 70-3607-1531, Tax Lot 300 in the sum of \$67.21, plus interest;

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby 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 the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 9:30 o'clock, A. M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on February 28, 1982, at the following place: Office of Beth Aronoff, Attorney at Law, 601 Main, Suite 215, 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.

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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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date for said sale. In construing this notice, 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 any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: September 20, 1982

Beneficiary

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

Trustee

(Beneficiary)

(State which)

STATE OF OREGON

STATE OF OREGON, County of

ss.

County of Klamath

September 20, 1982

Personally appeared the above named

Personally appeared

who, being duly sworn, did say that he is the

and acknowledged the foregoing instrument to be her

of 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 acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: 11-20-83

My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

Gloria A. Grow

Grantor

To Mountain Title Company

Trustee

AFTER RECORDING RETURN TO

Beth Aronoff, Atty at Law
601 Main, Suite 215
Klamath Falls, OR 97601

STATE OF OREGON, County of

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

By

Deputy

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and 1979-1980, Account No. 70-3607-1531, Tax Lot 300 in the sum of \$67.21, plus interest.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record

on 28 day of Sept A.D. 19 82 at 4:25 o'clock P.M., and
duly recorded in Vol. MB2, of Mtge on Page 12913

Fee \$12.00

EVELYN BIEHN County Clerk.
By Joyce McDermott

EXHIBIT "A"