property situated in said county and state, to-wit:

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

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; turther, 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. ger par le Banker

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 to eclosure 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, incomporated shall detailed, 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 133 1981; and taxes for the fiscal years as follows: 1981-1982, Account No. 339-3607-1531, 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, aplus interest; and 1979-1980, Account No. 70-3607-1531, TaxidLotu300ting the sumpofic 67, 21 yaplusein teresting of gooding to indicate common to pake the foleolosine Secreptif distinsed and the trait heig territoria ph. Instinant to the demission, of the ratio

Notice is lutiber, fiven that say person qui i qui section section of Oresia Revised Stalutes has shirt in to

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 19:30 o'clock, A. M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on February 28:379.82 at the following place: Office of Beth Aronoff. Attorney at Law: 601 Main: Suiten 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.

INDIG

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: () octobe W. Standard Fine of

Alded by law, and hast known address and total of the second of the seco abligations escured by said trust deed and the expenses of the sale, including the compensance at the transfer with any interest the grantor of his successors in interest sequired after the execution of the trast deed, to see erty which the granter han or had the power to coavey, at the time of the execution by him of the time these, profiles 86.795, and to cause to be sold at public auction to the highest bidder for each the interest is the constitution to the highest bidder for each the interest is the constitution to the highest bidder for each the interest is the constitution to the highest bidder for each the interest is the constitution to the highest bidder for each the interest is the constitution to the highest bidder for each the interest is the constitution to the highest bidder for each the interest is the constitution to the interest in the constitution to the highest bidder for each the interest is the constitution to the highest bidder for each the interest is the constitution to the interest in the constitution to the constitution to the interest in the constitution to the interest in the constitution to the constitution to the constitution to the constitution the constitution to the constitution pleet to loredow said trust doed by adverthement and sale partuant to Oreson Revised Struct & Souther & Section & Notice hereby is given that the beneficiary and trusted, by tenson of said default, have

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 beneficiery 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 tor said saler arest; 1980-1981, Account 40, 79-357-1831 b MaIn 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. September 20 , 19 82 DATED:

19X FOT 300 IN The ann of 283.09 plus Trustee 2: (Beneficiary 2 plus form of action of 283.18; line 1980-1981; VCConner 1980-1981; VCConne Beneficiary STATE OF OREGON, OME: 1081 } STATE OF OREGON; County of). Ynan September - 20 11 1082 10 Personally appeared .. Personally appeared the above named.... who, being duly sworn, did say that he is the ... and acknowledged the jorgoing instrument to be her volumery, act and deed. a corporation, and that the seal affixed to the foregoing instrument is the physicial INST son free, out action of procorporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; with the Colore met of Shirt in a she back the soft and acknowledged said instrument to be its voluntary act and deed. Before me: Motary Public for Oregon OM Commission expires: 11-20-83 My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL Aty Clerk of Clans in Coe County of regions. STATE OF OREGON, ging to the official (FCRM No. 884) certify that the within instrument was received for record on the Re: Trust Deed From day of, 19....., 111 9 Gloria A. Countr, Or Grow an, in problemal course of o'clockM., and recorded SPACE RESERVED in book/reel/volume No.....on page or as fee/file/instrument/ RECORDER'S USE MountainsTitle Company microfilm/reception No. Record of Mortgages of said County.Trustee Witness my hand and seal of test their more by. AFTER RECORDING RETURN TO Beth Aronoff, Atty at Line OF BEEVALL VAD ELECTION 10-County affixed. A DISTITLES Klamath Faills, OR 97601 Ву

SORM He to andred or preader and election to self- Opera from the sensor

and 1979-1980, Account No. 70-3607-1531, Tax Lot 300 in the sum of

STATE OF OREGON	COUNTY OF	KLAMATH: ss			
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