

16081

B. O. BOX 101  
BETT & BETT  
H. BETT

NOTICE OF DEFAULT AND ELECTION TO SELL

Page 13236

Reference is made to that certain trust deed made by VICTOR H. JACKSON, aka VICTOR H. JACKSON, SR., and MARILYNNE J. JACKSON, husband and wife, as grantor, to MEVE H. NEAL H. BELL, as trustee, in favor of PACIFIC WEST MORTGAGE CO., an Oregon corporation, as beneficiary, dated June 3, 1982, recorded June 9, 1982, in the mortgage records of CLATSOP County, Oregon, in book/reel/volume No. M82, at page 7160, fee/file/instrument/microfilm/reception No. 12524, or as property situated in said county and state, to-wit:

The W1/2 of Government Lot 17, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of 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; 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 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: \$56.63 due on August 9, 1982  
\$56.63 due on September 9, 1982

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$3,184.73 together with interest thereon from July 6, 1982, to August 29, 1982, at the rate of 17.5% per annum, together with interest thereon from August 29, 1982, at the rate of 22.5% per annum until paid; plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

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 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 1:00 o'clock, P.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on March 9, 1982, at the following place: front steps of Klamath 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.

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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 30, 1982

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,

County of Marion

September 30, 1982

Personally appeared the above named

Neal H. Bell

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

Before me:

Notary Public for Oregon

My commission expires: 4-25-86

STATE OF OREGON, County of

1982

ss.

Personally appeared

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

VICTOR H. JACKSON, and

MARILYNNE J. JACKSON, Grantor

To: NEAL H. BELL, Trustee

NEAL H. BELL, Trustee

AFTER RECORDING RETURN TO

Neal H. Bell

BELL &amp; BELL

P. O. Box 497

Stayton, OR 97383

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 4 day of Oct, 1982, at 10:22 o'clock A.M., and recorded in book/reel/volume No. 1682 on page 13236, or as fee/file/instrument/microfilm/reception No. 16081, Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By: Evelyn Biehn Deputy

Fee \$8.00

44-28-21002

STATE OF OREGON, )  
County of Klamath )

RECORDING REQUESTED BY  
**Stephen Glenn Thompson**  
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME **James W. Thompson**  
STREET ADDRESS **3549 Russell Street**  
CITY, STATE, ZIP **Riverside, Ca. 92501**

Filed for **13238**

on this **4** day of **Oct**, A.D. 19 **82**  
at **11:12** o'clock **A** M, and duly  
recorded in Vol. **4** 82 of **Deeds**

**EVELYN BIEHN** County Clerk  
**Joyce McQuinn** Deputy

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

### FULL COVENANT

Documentary Transfer Tax \$ \_\_\_\_\_

- ☐ Computed on full value of property conveyed,  
☐ Or computed on full value less liens and encumbrances  
remaining at time of sale

Signature of Declarant or Agent Determining Tax

Firm Name

THIS INDENTURE, Made the **21st.** day of **September**, 19 **82**  
BETWEEN

**Stephen Glenn Thompson**, Grantor +

AND **James William Thompson or Lucille Lizzie Thompson**, Grantee +

WITNESSETH: That Grantor, for and in consideration of the sum of **Property bought by James William Thompson for son Stephen Glenn Thompson. Son never paid loan and**  
(\$ **no money**) lawful money of the United States of America, to **(wishes to release title to**  
**father.**

the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto Grantee, and to heirs and assigns, all that certain lot, piece or parcel of land situate, lying and being in the **Klamath Falls Forest** Estates  
County of **Klamath**, and State of **Oregon**, and bounded and particularly described as follows:

**Lot 39 Block 44 Klamath Falls Forest Estates**  
**Highway 66 Unit, Plat No. 2 as recorded in Klamath County,**  
**Oregon.**

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate right, title, interest, property possession, claim and demand whatsoever, as well in law as in equity, of Grantor, of, in or to the said premises, and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said Grantee, and to heirs and assigns forever.

IN WITNESS WHEREOF, The said Grantor has hereunto set his hand and seal the day and year first above written.

**SEPT. 24, 1982**

**Stephen G. Thompson**

STATE OF CALIFORNIA

COUNTY OF **RIVERSIDE**

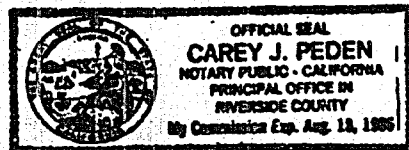
On **SEPTEMBER 24, 1982** before me, the undersigned, a Notary Public in and for said State, personally appeared

**Stephen G. Thompson**

known to me to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

Signature **Carey J. Peden**



(This area for official notary seal)

MAIL TAX  
STATEMENTS TO **James William Thompson** **3549 Russell St. Riverside, Ca. 92501**  
NAME ADDRESS ZIP