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NOTICE OF DEFAULT AND ELECTION TO SELL

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WES GEHRER and ALICE GEHRER, husband and wife, as grantors, made, executed and delivered to KLAMATH COUNTY TITLE COMPANY, as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$17,000 in favor of SAMUEL G. TIBERI and NELL B. TIBERI, husband and wife, as beneficiaries, that certain trust deed dated August 18, 1980 and recorded September 5, 1980 in book number M-80 on page 16868, microfilm number 89280 in the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county:

The Northeast quarter of the Northwest Quarter of Section 16, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The undersigned hereby certify 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 of Klamath in which the above described real property is situate in which the appointment of J. Anthony Giacomini, Attorney at Law, 635 Main Street, Klamath Falls, Oregon was appointed as successor-trustee and said appointment was recorded in volume M-82 page 12157 of the mortgage records of Klamath County, Oregon, 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.

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:

May 8, 1981	\$ 200.00
June 8, 1981	\$ 200.00
August 8, 1981	\$ 200.00
September 8, 1981	\$ 200.00
October 8, 1981	\$ 200.00
November 8, 1981	\$ 200.00
December 8, 1981	\$ 200.00
January 8, 1982	\$ 200.00
February 8, 1982	\$ 200.00
March 8, 1982	\$ 200.00
April 8, 1982	\$ 200.00
May 8, 1982	\$ 200.00
June 8, 1982	\$ 200.00
July 8, 1982	\$ 200.00
August 8, 1982	\$ 200.00
September 8, 1982	\$ 200.00
October 8, 1982	\$ 200.00
November 8, 1982	\$ 200.00

which are now past due, owing and delinquent. Grantors' failure just described is the default for which the foreclosure mentioned below is made.

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

\$16,441.52

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 obligation secured by said trust deed and the expense of the sale, including a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

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Said sale will be held at the hour of 2:00 o'clock P.M., Standard Time, as established by Section 187.110 of the Oregon Revised Statutes on March 30, 1983 at 635 Main Street, 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 is shown of record, neither the 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 any successor in interest to grantor or of any lessee or other person in possession or occupying the property except:

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
John J. and Pamela S. Skidmore 8308 Elmont Street Pico Rivera, CA 90660 or c/o Wes Gehrer 1230 S. Dale, Apt. 108 Anaheim, CA 92804	Purchase of Real Estate Subject to Trust Deed

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 5 days before the date set for said sale.

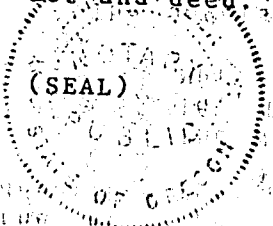
In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and neuter, the singular includes the plural, the work "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed, the work "trustee" includes any successor-trustee, and the work "beneficiary" includes any successor in interest of the beneficiary first named above.

DATED: November 15, 1982.

[Signature]
Trustee
Ref. Giacomo Jms

STATE OF OREGON)
County of Klamath) ss.

On the 15th day of November, 1982 Personally appeared the above named Trustee and acknowledged the foregoing instrument to be his voluntary act and deed.



Earl Miller
Notary Public for Oregon
My Commission Expires: Dec. 30, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
on 15 day of Nov A.D. 19 82 at 4:05 o'clock P. M.
duly recorded in Vol. M82 of Mtge on a 15212

Fee \$8.00

By *[Signature]* EVELYN BEHN, Com.