

TA 38-25191

SK

19941

1514

NOTICE OF DEFAULT AND ELECTION TO SELL

NIDIA WINSTON, as grantor,
made, executed and delivered to Transamerica Title Insurance Company, as trustee,
to secure the performance of certain obligations including the payment of the principal sum of \$15,000.00
in favor of MARK A. ROY and PAM S. ROY, husband and wife, as beneficiary,
that certain trust deed dated October 16, 1981, and recorded November 17, 1981,
in book M-81 at page 20049, of the mortgage records of Klamath County, Oregon, or
as file number, reel number 6578 (indicate which), covering the following described real
property situated in said county:

Northeast Quarter Southeast Quarter Southwest Quarter, of
Section 21, Township 40 S, Range 8, excepting therefrom a
50 foot wide access road easement along the Northerly
boundary.

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 payments in the sum of \$175.00 from February 1, 1982 in
the sum of \$2,800.00 together with accrued real property taxes
and interest in the sum of \$127.08 or a total sum of \$2,927.08.

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:

The sum of \$14,797.00 with interest thereon at the rate of 10%
per annum from January 1, 1982 together with accrued real
property taxes and interest in the sum of \$127.08.

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 July 1, 1983, at the following place: Front entrance
to 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

None

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: January 27, 1983

Successor Trustee HOOTS Beneficiary (State which)

(If executed by a corporation, affix corporate seal)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

RE TRUST DEED

Grantor

TO

Trustee

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 28 day of Jan, 1983, at 11:07 o'clock A.M., and recorded in book M83 on page 1514 or as file number 19941.

Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Joyce M. Biehn Deputy

Title

Fee \$8.00

AFTER RECORDING RETURN TO

D.L. Hoots 2261 506th St City

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

(ORS 93.490)

STATE OF OREGON,

County of Klamath ss.

January 27, 1983

Personally appeared the above named

D. L. HOOTS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/1/85

STATE OF OREGON, County of ss.

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Personally appeared

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary 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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)