

OL

200-6

## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by THOMAS ALVAREZ and BEATRICE E.  
ALVAREZ, husband and wife, as grantor, to  
Transamerica Title Company, as trustee,  
in favor of First Interstate Bank of Oregon, N.A., fka First National Bank, as beneficiary,  
dated January 4, 19 79, recorded January 4, 19 79, in the mortgage records of  
Klamath County, Oregon, in book trust/volume No. M-79 at page 404, or as  
fee/file/instrument/microfilm/reception No. --- (indicate which), covering the following described real  
property situated in said county and state, to-wit:

Lot 16, Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,  
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: Monthly installments of \$380.70 each, commencing with the payment due February 1, 1982  
and continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus  
accrued late charges of \$96.80 as of January 17, 1983 and further late charges of \$12.10 on  
each delinquent payment after the 17th day of February, 1983; plus all other fees, costs  
and expenses associated with this foreclosure and less the escrow account reserve balance  
of \$190.34.

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: The sum of \$34,248.16 with interest thereon at  
the rate of 9.75% per annum from January 1, 1982 until paid; plus all other fees, costs and  
expenses associated with this foreclosure and less the loan trust fund reserve balance of  
\$190.34.

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 prop-  
erty 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 compensations of the trustee as pro-  
vided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 1:40 o'clock, P.M., Standard Time as established by Section  
187.110 of Oregon Revised Statutes on July 1, 19 83 at the following place: front door  
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.

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: January 28, 1983.

GEORGE C. REINMILLER - Successor-Trustee

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

[OPS 93.490]

STATE OF OREGON, )  
County of Multnomah ) ss.  
January 28, 1983  
Personally appeared the above named  
GEORGE C. REINMILLER  
and acknowledged the foregoing instrument to be  
his voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires:

11-5-84

STATE OF OREGON, County of  
19

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)

REVENUE SERVICE LAW FIRM CO. PORTLAND, ORE

Re: Trust Deed From

THOMAS ALVAREZ and  
BEATRICE ALVAREZ Grantor

To  
TRANSAMERICA TITLE  
INSURANCE COMPANY Trustee

AFTER RECORDING RETURN TO

GEORGE C. REINMILLER  
610 SW Alder St. - 1015  
Portland, Oregon 97205

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath

I certify that the within instrument  
was received for record on the  
31st day of January, 1983,  
at 3:49 o'clock P. M. and recorded  
in book reel volume No. MS3 on  
page 1664 or as fee file instrument/  
microfilm reception No. 20026  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

EVELYN BIEHN County Clerk

By *Bernice J. Ketch* Deputy

Fee \$8.00