

20244 BENEFICIARIES REQUEST AND AUTHORIZATION
TO FORECLOSE TRUST DEED

TO: William P. Brandsness

The undersigned beneficiary, under a certain Trust Deed from LUTHER H. DEARBORN and FRANCES B. DEARBORN to TRANSAMERICA TITLE INSURANCE COMPANY, Trustee, dated August 13, 1981, recorded August 13, 1981 in the Mortgage Records of Klamath County, Oregon, Reel M81, Page 14466, having the following described real property in Klamath County, Oregon:

Portion Lots 4, 5 & 6, Block 11, Dixon Addition to the City of Klamath Falls, more particularly described in Trust Deed.

hereby requests and authorizes you to fix the date, time and place of sale, record Notice of Default containing the information required by ORS 86.745, and the Election to Sell by the undersigned beneficiary, and foreclose said Trust Deed by advertisement and sale pursuant to the Oregon Trust Deed Act. For such purposes you are hereby furnished the following information:

The Grantor has defaulted in his performance of the terms of the Trust Deed and the obligations secured thereby in that he has failed to pay, when due, the following sums which are now owing and delinquent on the obligations secured by the Trust Deed:

Delinquent payments in the sum of \$ 2,559.86

By reason of said default, the undersigned hereby declares all obligations secured by said Trustee immediately due, owing and payable, said sums being the following: \$ 7,752.67, with interest thereon in the amount of 20% per annum as of February 1, 1983.

So far as known to the undersigned, the last known addresses of those persons or their legal representatives to whom notice of sale should be mailed pursuant to ORS 86.740 are:

- a) Grantor in the Trust Deed: Luther H. Dearborn and Frances B. Dearborn, 137 High Street, Klamath Falls, OR 97601
- b) Successors in interest to said grantors whose interest appears of record or of whose interest the beneficiary has actual Notice: None
- c) Persons, including the State Tax Commissioner or any other state agency, having a lien or interest subsequent to the interest of the trustee in the trust deed, where such lien or interest appears of record or where the beneficiary has actual notice of such lien or interest: None

You are further directed to give notice of this sale to anyone other than those listed above of whom you have actual notice, who are legal guardian or personal representative of any of the foregoing or who are successor in interest to said Grantor or who hold subsequent liens or interest.

There is handed to you herewith the loan file of the undersigned, the original recorded Trust Deed and the note or

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notes secured thereby. You are requested to order title insurance policy, if needed, and to use the services of Brandsness & Huffman, P.C. as your attorney in connection with said foreclosure. Title insurance, attorney's fees and all expenses of foreclosure, including your statutory Trustee's fees, which will be paid by the Grantor as stated in the Trust Deed.

DATED this 31 day of January, 1983.

By: Mark A. Smith
Beneficiary

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
this 8th day of February A.D. 1983 at 11:52 clock A.M.
duly recorded in Vol. M83 of Mortgages on Page 1984.

EVELYN BIEHN, County Clerk

By Joy A. Smith

Fee \$8.00

After recording Return to:
Brandsness & Huffman, P.C.
411 Pine Street
Klamath Falls, Oregon 97601