

NOTICE OF DEFAULT AND ELECTION TO SELL  
 AND NOTICE OF SALE  
 ELECTION TO SELL

Reference is made to that certain Trust Deed made, executed and delivered by LUTHER H. DEARBORN and FRANCES B. DEARBORN, as Grantors, to TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee, William P. Brandsness, successor Trustee, by instrument dated January 27, 1983, to secure certain obligations in favor of SHUR-WAY CONTRACTORS, INC. as Beneficiaries, dated August 13, 1981, recorded August 13, 1981 in the Mortgage Records of Klamath County, Oregon, Reel M81, Page 14466, covering the following described real property located in Klamath County, Oregon, to-wit:

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

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligation secured by said Trust Deed and to foreclose said Trust Deed by advertisement and sale.

The default for which the foreclosure is made is Grantors' failure to pay the following sums owing on said obligation, which sums are now past due, owing and delinquent:

Payments of Interest - \$1,014.31

By reason of said default, Beneficiaries have declared the entire unpaid balance of all obligations secured by said Trust Deed, together with the interest thereon, immediately due, owing and payable, said sums being the following:

Principal:	\$7,752.67
Interest:	\$1,421.31
Total	\$9,173.98

NOTICE is hereby given that the undersigned Trustee will, on July 8, 1983, at the hour of 10:00 A.M., standard time, as established by Section 187.110, sell, at public auction on the front steps of the Klamath County Courthouse, to the highest bidder for cash, the interest in said described real property, which the Grantors had or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantors thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.

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 portions 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 (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 the neuter, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as

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well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and their successors in interest; the work "Trustee" includes any successor trustee and the work "beneficiary" includes any successor interest of the beneficiary named in the Trust Deed.

UPDATED this 1 day of March, 1983.

BRANDSNESS & HUFFMAN, P.C.

Successor Trustee

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record

this 1st day of March A.D. 1983 at 3:51 o'clock P.M.

duly recorded in Vol. M83 of Mortgages on Page 3154

EVELYN BIEHN, County Clerk

By *[Signature]*

Fee, \$8.00

By reason of said default, the entire unpaid balance of said Trust Deed, together with the interest thereon, immediately due and owing and payable, with costs being the following:

Principal \$1,124.00  
Interest \$28.83  
Total \$1,152.83

When Recorded Return to:

Brandsness & Huffman, P.C., 411 Pine Street  
Klamath Falls, OR 97601

2. NOTICE OF DEFAULT AND ELECTION TO SELL

Or 800