

NOTICE OF DEFAULT AND ELECTION TO SELL

28888

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Reference is made to that certain trust deed made by
CHARLES E. EVANS and NELDA L. EVANS, husband and wife
WILLIAM SISEMORE
in favor of TRANSAMERICA TITLE INSURANCE COMPANY
dated May 20, 1982, recorded May 25, 1982, in the mortgage records of
Klamath County, Oregon, in book/real/volume No. M-82 at page 6585, or as
fee/first mortgage instrument/first mortgage No. XXXXXXXXXXXXXXXXXX (whereas which), covering the following described real
property situated in said county and state, to-wit:

Lot 18 of SCHIESEL TRACTS, in the County of Klamath, State of Oregon. ALSO
the Northerly 30 feet of Lot 44 of CLOVERDATE, in the County of Klamath,
State of Oregon, EXCEPTING THEREFROM the Easterly 8.7 feet of the Northerly
30 feet of said Lot 44 of Cloverdate.

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 principal and interest, starting with April 22, 1983 in the
amount of \$71.25 each; and all subsequent installments in like amounts; under the
terms and provisions of the Note and Trust Deed.

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:
\$1,300.19 plus interest thereon from May 31, 1983, at the rate of
(12.0%) TWELVE PER CENT PER ANNUM until paid, and all sums expended by the
Beneficiary pursuant to the terms and provisions of the Note and Deed of
Trust.

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 10:00 o'clock, A.M., Standard Time as established by Section
187.110 of Oregon Revised Statutes on February 28, 1984, at the following place: office of TRANSAMERICA
TITLE INS. CO., 600 Main Street
Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

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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

Department of Veterans' Affairs
Foreclosure Department
1225 Ferry Street S.E.
Salem, Oregon 97310

NATURE OF RIGHT, LIEN OR INTEREST
First Mortgage

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: September 27, 1983

Trustee

Beneficiary

(State which)

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

(ORS 93.490)

STATE OF OREGON,

County of MULTNOMAH } ss.

Personally appeared the above named Jeffrey

C. Steffen

and acknowledged the foregoing instrument to be

his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

[Signature]

Notary Public for Oregon

My commission expires: July 23, 1984

STATE OF OREGON, County of _____ ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Charles E. Evans

Nelda L. Evans Grantor

To

William Sisemore Trustee

AFTER RECORDING RETURN TO
TRANSAMERICA TITLE INS. CO.
600 Main Street
Klamath Falls, Oregon 97601
M-26709-3

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of September, 1983 at 3:48 o'clock P.M., and recorded in book/reel/volume No. M. 83 on page 16790 or as fee/file/instrument/microfilm/reception No. 28888, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy

Fee: \$8.00