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## NOTICE OF DEFAULT AND ELECTION TO SELL

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Reference is made to that certain trust deed made by Robert B. Gregory

Transamerica Title Insurance Company, as grantor, to  
 in favor of Perla Development Co., an Ariz. corp., Riverwood Realty, as trustee,  
 dated April 13, 1979, recorded May 9, 1979, in the mortgage records of  
 Klamath County, Oregon, in book ~~XXXXXX~~ No. M-79 at page 10495, or as  
 fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Government Lots 13, 14 and 19 in Section 8, Township 35 South,  
 Range 7 East of the Willamette Meridian, Klamath County, 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:

Payment due on April 20, 1983 in the sum of \$10,000. Failure to pay real property taxes to Klamath County as follows: 1982-83 - \$799.89 and 1981-82 - \$1,153.88.

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:

\$66,323.89 with interest at 8-1/2% from October 20, 1982.

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 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 the compensations of 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 February 15, 1984, at the following place: 540 Main Street, Suite 204, Klamath Falls, 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.

Corp., a Washington corp., and Isaac Shachory, a married man

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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

Joseph Hine  
6 Charles Avenue  
Huntington, N.Y.

NATURE OF RIGHT, LIEN OR INTEREST

Grantee under deed recorded  
July 26, 1981

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: 9/28, 1983  
Successor Trustee

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

STATE OF OREGON, } ss.

County of Klamath

Personally appeared the above named  
Timothy A. Bailey

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

Before me:

Notary Public for Oregon

My commission expires: 3-14-87

(ORS 93.490)

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)

STEVEN HESS LAW FIRM, CO., PORTLAND, OIL

Re: Trust Deed From

Grantor

To

Trustee

AFTER RECORDING RETURN TO

CRANE & BAILEY  
ATTORNEYS AT LAW  
540 MAIN STREET

KLAMATH FALLS, OREGON 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$8.00

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
29th day of September, 1983  
at 4:26 o'clock P.M., and recorded  
in book/reel/volume No. M. 83 on  
page 16806 or as fee/file/instrument/  
microfilm/reception No. 28898.  
Record of Mortgages of said County.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. M. Smith, Deputy