

36074

## NOTICE OF DEFAULT AND ELECTION TO SELL (ORS 86.705, et seq)

Vol. 184 Page

7045

Notice is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

- 1) Grantors: James Stephen Wadsworth and Sheila B. Wadsworth  
Trustee: Transamerica Title Insurance Company  
Successor Trustee: Frank R. Alley, III, OSB #77011  
Beneficiary: United States National Bank of Oregon
- 2) Property covered by trust deed: Lot 12, Block 12, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.
- 3) Trust deed was recorded on 2/5/80 in Book M-80, Page 2306, Official Records, Klamath County, Oregon.
- 4) Default for which foreclosure is made: Failure to pay installments of principal and interest of \$637.00 due on 9/1/83 and on the 1st day of each month thereafter.
- 5) The sum owing on the obligation secured by the trust deed is: \$50,340.20, plus interest thereon at the rate of 11.5% per annum from 8/1/83 until paid.
- 6) The beneficiary has and does elect to sell the property to satisfy the obligation.
- 7) The property will be sold in the manner prescribed by law on September 19, 1984, at 10:30 o'clock a.m., Standard Time, as established by ORS 187.110, at the front door of the County Courthouse, Klamath Falls, Klamath County, Oregon.
- 8) Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date the successor trustee conducts the sale.

DATED this 23 day of April, 1984.

STATE OF OREGON, County of Jackson, ss:  
Personally appeared the above named Frank R. Alley, III, and acknowledged the foregoing instrument to be his voluntary act and deed this 23 day of April, 1984.

Commission Expires: April 9, 1988

Frank R. Alley, III  
Frank R. Alley, III, Successor Trustee

Joyce E. Culverston  
Notary Public for Oregon

STATE OF OREGON, County of Jackson, ss:  
I, the undersigned, certify that I am the attorney for the above trustee and that the foregoing is a true copy of the original Notice of Default.

After Recording, Return To:  
Frank R. Alley, III  
Attorney at Law  
P.O. Box 1746  
Medford, OR 97501

\_\_\_\_\_  
Attorney for Trustee

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 27th day of April A.D., 1984 at 3:29 o'clock P M, and duly recorded in Vol M84, of Mortgages on page 7045.

Fee: \$ 4.00

EVELYN BIEHN, COUNTY CLERK

by: Sam Smith, Deputy

APR 27 PM 3 29