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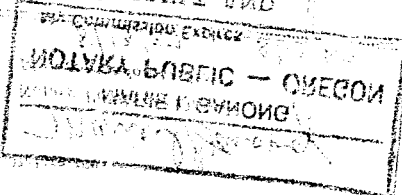
Vol. 1484 Page 14335

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by JOHN E. GERBERT and CARROLL GERBERT
Oregon Title Insurance Company, as grantor, to
United States National Bank of Oregon, as trustee,
dated August 3, 19 67, recorded August 3, 19 67, as beneficiary,
Klamath County, Oregon, in book/reel/volume No. M-67, in the mortgage records of
fee/file/instrument/microfilm/reception No. 6017, at page 6017, or as
property situated in said county and state, to-wit: (indicate which), covering the following described real

See attached Exhibit "A"

NOTICE OF DELIVERY



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 successors 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 in the amount of \$253.00 which were due and payable on
February 1, March 1, April 1, May 1, June 1, July 1 and August 1, 1984. Also
late charges in the amount of \$16.80.

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:
Principal sum in the amount of \$13,314.83 together with interest thereon at the
rate of 6.0% per annum from January 1, 1984 until paid. Also late charges in
the amount of \$16.80.

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law, 1151 Pine Street, Klamath Falls, Oregon 97601 as Successor Trustee.

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 December 21, 19 84, at the following place: the front steps of the Klamath County Courthouse, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

84 AUG 20 PM 2 37

ok 12.00

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

NATURE OF RIGHT, LIEN OR INTEREST

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: August 16, 1984

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 Klamath

August 16, 1984

Personally appeared the above named

William M. Ganong

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

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: 8/13/87

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

Grantor
To
Trustee

SPACE RESERVED
FOR RECORDER'S USE

AFTER RECORDING RETURN TO
WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON, County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME
By _____ TITLE
Deputy

14337

EXHIBIT "A"

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Block 24, Eldorado Heights Addition to the City of Klamath Falls, Oregon, from which the Northeast corner of said Block 24 bears North 0° 18' East 194.00 feet distant; thence North 89° 42' West 146.42 feet, more or less, to the Northeasterly line of Lot 11 of said Block 24; thence in a Southeasterly direction along the Northeasterly line of Lots 11, 14 and 15 on a 6° 36' 40" curve to the right 89.90 feet; thence South 89° 42' East 90.04 feet, more or less to the East line of said Block 24; thence North 0° 18' East 70.00 feet to the point of beginning.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 20th day of Aug. A.D. 19 84
at 2:37 o'clock P M, and duly
recorded in Vol. M84 of Mortgages
Page 14335
EVELYN BIEHN, County Clerk
By *Ann Smith* Deputy
Fee 12.00