FORM No. 884

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NOTICE OF DEFAULT AND ELECTION TO SELL-Organ Trust deed Series Klamat 40438 Oregon 97601 Vol. Mg. Page 14761 600 Main Street 20 TRADE JECTO & DEVICE OF DEFAULT AND ELECTION TO SELL Reference is made to that certain trust deed made by ..... JAMES M. NELSON, SR. and CYNTHIA S. NELSON, husband and wife TRANSAMERICA TITLE INSURANCE COMPANY, A. California Corporation Lot 1, Block 43, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon. ATT COUNTERFORMED CONTRACT Normy Princip by Greenin - Normy Postific for the 20 - A Arten ÷. oxector: Vacarrent The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary And no appointments of a successor-frustee have been made except as recorded in the mortgage records of the county and no appointments of a successor-itustee nave 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 has been instituted to recover the debt or any part thereof, now remaining coursed by the said trust dead of it such action has been instituted the debt, or any part thereof, now remaining secured by the said trust deed, or, it such action has been instituted, There is a default by the grantor or other person owing an obligation, the performance of which is secured by I nere is a derault 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 requisions the default for which forealous is made in fronted a failure to new when due the following 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 Monthly installments of principal and interest due for the months of January, February, March, April, May, June, July and August of 1984, in the amounts of \$68.38 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Deed. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust By reason of said detault, the beneficiary has declared all soms owing on the obligation sectors of and deed immediately due and payable, said sums being the following; to-wit: \$4,006.06 plus interest and late charges, thereon from December 6, 1983 at the rate of EIGHT AND ONE HALF (8.5%) PERCENT 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 Notice hereby is given that the beneficiary and trustee, by reason of said derault, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to be and to convert to be cold at within sumtion to the bitbact bidder for each the interact in the said described around elect to toreclose said trust deed by advertisement and sale pursuant to Uregon Revised Statutes Sections 80./US 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-60./93, and to cause to be sold at public auction to the highest bidger 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 not interest the deputer of his successors in interest accuired after the avecution of the trust deed, to satisfy the erry 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 oblighted by and the and th 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 proby law, and the reasonable tees 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 Hanuary 18 0 clock, A.M., Standard Time as established by Section INC. 600 Main Street 

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Other than as shown of record; neither the said beneficiary non 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

Note: loreby is given that the beneficiary and trustee, by reason of such such that and delevely elect to introduce such that dead by advertisement and sale parametrize dregen flere  $z^{-1}$  are locations. As TE (2) 86.795, and  $r_{10}$ , **NOUG**, he roll at public suction to the highest bidder for cosh the harmonic of the solid described pape of a high flexibility of high the public suction to the highest bidder for cosh the harmonic of the solid described pape with one the granter that the public successes in interest acquired after the exception of the solid described of the additional region of the granter of his successes in interest acquired after the exception of the solid described of the additional region of the solid the successes of the spectrate for the exception of the region of the region of the spectral for solid described of the additional region of the granter of his successes in interest of the spectral description of the region of the spectral description of the spectral for the first device of the spectral of the spectral description of the spectral description of the spectral description of the spectral of the sp

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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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 person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

그는 것 같은 사람이 있는 것 같은 것 같은 것 같은 것 같은 것 같이 있는 것 같이 있는 것 같은 것 같이 있는 것 같이 없는 것 같이 않는 것 같이 없는 것 같이 않는 것 같이 않 않는 것 같이 않는 것 않는 것 같이 않는 것 않 것 같이 않는 것 같이 않는 않는 것 같이 않는 않는 것 않는 않는 않는 것 같이 않는	ASPEN TITLE	& ESCROW, INC.	Hat Secretary
DATED:August 22, 19 84	DELLANDU		
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lif the signer of the above is a corporation.	na na serie de la compañía de la serie de la compañía de la compañía de la compañía de la compañía de la compa		and the second states of the second
use the form of acknowledgment opposite.): (), and the form of acknowledgment opposite.): () and the form of the f	STATE OF OREGON, C	ounty of	th )ss.
2 53.	The tore	going instrument was acki	nowleaged belove the time
County of) The loregoing instrument was acknowledged before	August 22		
me this	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
	Assistant secrete	ASSISTANT secretary of ASPEN TITLE & ESCROW, INC.	
	ASPEN TITLE &	ESGRUW, INC.	
	aOregon		benall of the corporations
	Sandra St	tandsaher	- Ec: 317
(SEAL) Notary Public for Oregon	Notary Public for Oregon		T, (SEAL)
My commission expires:	My commission expires:	7/23/85	2 81
		STATE OF OREG	ON SAN
NOTICE OF DEFAULT AND	the State of Oreron	County ofK1	amath //
ELECTION TO SELL DET MILLIER	CERECUS SECOND STORES	I certify the	t the within instru-
(FORM Ne. 884) STEVENS-NESS LAW PUB. CO., PORTLAND. OR.			for record on the
Re: Trust Deed From		24th day of Au	gust, 1984.,
Re: Trust Deed From mersthus security .	na na sena na serie da serie de la seri Nomen come la serie de la s	at .3:37 o'clock	P. M., and recorded
James M. Nelson, Sr. County O	en de Amerikaanse ster 19 Statum (merikaanse ster 19	in book/reel/volum	No. M84 on
Cynthia S. Nelson Grantor	SPACE RESERVED	page 14761. or as	iee/file/instrument/
To Transamerica Title Ins. DCo.	RECORDER'S USE	microfilm/reception	n No. 40490
Transamerica Title Ins. 1900	المراجع (1993) - المراجع المراجع (1993) - المراجع ( المراجع (1993) - المراجع (	Record of Mortgag	es of said County.
All 201 Instant Trustee, that des	ul made by		hand and seal of
AFTER RECORDING RETURN TO		County affixed.	a
Aspen Title & Escrow, Inc NO CE ON	DEPAULT AND ELECTICH	Evelyn Biehn	County Clerk
600 Main Street	890 275 008	- Ton	- 41.
Klamath Falls, Oregon 97601	*0.00	By	Deputy
P	<u>ee: \$8.00</u>		1. 19 18 18 - 18 . F X 6 Y