FORM No. 884—NOTICE OF DEFAULT AND ELECTION TO SELL—Oregon Trust Deed Series.

40604 A.C. 27943 Vol. M84 Page 14935

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by GARY W. KYTOLA and MARGOT L. KYTOLA, husband and wife, as grantor, to D.L. Hoots, as trustee, in favor of Security Savings & Loan Association*, as beneficiary, dated November 16, 1978, recorded November 21, 1978, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-78 at page 26357, or as fee/file/instrument/microfilm/reception No. ____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 17, Block 34, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

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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 has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action 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 $470.00 each, commencing with the payment due May 1, 1983, and continuing each month until this trust deed is reinstated or goes to trustee's sale; plus accrued late charges of $24.06 as of August 22, 1984, and further late charges of $8.02 on each delinquent payment after September 16, 1984; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the **SEE BACK**

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: The sum of $43,939.89 with interest thereon at the rate of 10.00% per annum from April 1, 1983, until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding and less the reserve account balance of $698.84.

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 1:05 o'clock, P.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on February 22, 1985, at the following place: front door Klamath County Courthouse 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.

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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	NATURE OF RIGHT, LIEN OR INTEREST
**property or its interest therein during the pendency of this proceeding and less the reserve account balance of $698.84.	

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.

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.

DATED: August 24, *19* 84 GEORGE C. REINMILLER -Successor-Trustee

XXXXX *Trustee* X*Beneficiary* X(State which)X

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

STATE OF OREGON, County of Multnomah } ss.

The foregoing instrument was acknowledged before me this August 24, *19* 84, *by* GEORGE C. REINMILLER.

Notary Public for Oregon

(SEAL) *My commission expires:* 11-5-84

STATE OF OREGON, County of ..... } ss.

The foregoing instrument was acknowledged before me this ....., *19*....., *by* .....,

..... *president, and by* .....,

..... *secretary of* .....,

a ..... *corporation, on behalf of the corporation.*

Notary Public for Oregon *(SEAL)*

My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

GARY W. KYTOLA and MARGOT A. KYTOLA *Grantor*

To

D.L. ROOTS *Trustee*

AFTER RECORDING RETURN TO

GEORGE C. REINMILLER
610 S.W. Alder St.-1015
Portland, Oregon 97205

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 28 *day of* August, *19* 84, *at* 4:13 *o'clock* P *M., and recorded in book/reel/volume No.* M84 *on page* 14935 *or as fee/file/instrument/microfilm/reception No.* 40604, *Record of Mortgages of said County. Witness my hand and seal of County affixed.*

Evelyn Biehn, County Clerk
NAME TITLE

By ..... *Deputy*

Fee: $8.00