

41983

NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. 1484 Page 17369

Reference is made to that certain trust deed made by EUGENE A. PAGE AND BEVERLY A. PAGE
husband and wife, as grantor, to
Transamerica Title Insurance Company, as trustee,
in favor of First Interstate Bank of Oregon, N.A., fka First National Bank, as beneficiary,
dated November 20, 1975, recorded January 19, 1976, in the mortgage records of
Klamath County, Oregon, in book/~~real~~/volume No. M76 at page 849, or as
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

See attached description.

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 \$163.35 each, commencing with the payment due May 1, 1984 and continuing each month until this trust deed is reinstated or goes to trustee's sale; 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 \$304.59.

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 \$14,116.77 with interest thereon at the rate of 9.00% per annum from April 1, 1984, 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 \$304.59.

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 1:00 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 of the
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.

(2)

17310

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
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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: October 4, 1984

GEORGE C. REINMILLER - SUCCESSOR - TRUSTEE
Trustee Beneficiary (State which)

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

(ORS 194.570)

STATE OF OREGON, County of) ss.

County of Multnomah

The foregoing instrument was acknowledged before me this

The foregoing instrument was acknowledged before me this October 4th, 1984, by

, 19, by

president, and by

secretary of

GEORGE C. REINMILLER

a corporation, on behalf of the corporation.

Notary Public for Oregon

Notary Public for Oregon

(SEAL)

(SEAL)

My commission expires: 2-22-87

My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

EUGENE A. PAGE AND BEVERLY A.

PAGE Grantor

To Transamerica Title Insurance

Company Trustee

AFTER RECORDING RETURN TO

GEORGE C. REINMILLER
521 S.W. Clay - Suite 2000
Portland, OR 97201

SPACE RESERVED FOR RECORDER'S USE

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

TITLE

By Deputy

PARCEL NO. 1:

The Southeasterly one-half of Lots 1 and 2, Block 4, FIRST ADDITION to Klamath Falls, Oregon, more particularly described as follows, to-wit:

Beginning at a point on the Northerly line of Lots 1, Block 4, said FIRST ADDITION, 55 feet in a Southeasterly direction from the most Northerly corner of said Lot 1; thence continuing in a Southeasterly direction along the Northerly line of Lot 1, 55 feet, more or less, to the most Easterly corner of said Lot 1; thence in a Southwesterly direction along the Easterly line of Lots 1 and 2, 104 feet, more or less, to the most Southerly corner of Lots 2, said Block 4; thence in a Northwesterly direction along the Southerly line of said Lot 2, 55 feet, more or less, to a point 55 feet in a Southeasterly direction from the most Westerly corner of said Lot 2; thence in a Northeasterly direction 104 feet, more or less, to the place of beginning.

PARCEL NO. 2:

The Southeasterly one-half of Lot 3, Block 4, FIRST ADDITION to Klamath Falls, Oregon, more particularly described as follows, to-wit:

Beginning at a point on the North easterly line of Lot 3, Block 4, said FIRST ADDITION, 55 feet in a Southeasterly direction from the most Northerly corner of said Lot 3; thence continuing in a Southeasterly direction along the North-easterly line of said Lot 3, 55 feet, more or less; to the most Easterly corner of said Lot; thence in a Southwesterly direction along the Easterly line of said Lot, 52 feet, more or less, to the most Southerly corner of said Lot; thence in a Northwesterly direction along the Southerly line of said Lot, 55 feet; thence Northeasterly, parallel to the Easterly line of said Lot, 52 feet, more or less, to the point of beginning.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 9th day of Oct. 1934
 at 8:30 A. M. and duly
 recorded in Vol. M84 of Mortgages
 Page 17309

EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee 12.00 Index: \$1.00