ASPEN F-28159 NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to the	The second secon	
Reference is made to that certain trust deed made by ROBERT TURNER, husband and wife	C. THRNER and HELEN	T D
TURNER, hushand and wife	Establish Transfer	N
. INSURANCE COMPANY	Z-100 - 100	as grantor, to
in favor of MILDRED HAND  dated April 23 , 19.80., recorded April 28  Klamath County, Oregon, in book feed to the No.	erages and green and	, as trustee,
uated April 23 , 19 80 , recorded April 28	- 00	as beneficiary.
Klamath County, Oregon, in book kessylventer, at	, 19.80, in th	ne mortgage records of
the instrument in said county and state, to-wit:	MTOU at page	7868 ONE X
property situated in said county and state to mit.	Which), covering the fo	llowing described and

SEE ATTACHED EXHIBIT "A"

1 CHARLES TO STATE COMP. 14

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,

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

Monthly installments of principal and interest due for the months of May, June, July, August, September, and October of 1984, in the amounts of \$354.00 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Deed of Trust.

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:

\$39,253.67 plus interest and late charges, thereon from April 28, 1984 at the rate of TEN (10%) 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 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 pro-

187.110 of Oregon Revised Statutes on March 11 , 19.85, at the following place: ASPEN TITLE

& ESCROW, INC., 600 Main Street 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 orner than as shown of record, neither the said penericiary 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 person naving or claiming to have any tien upon or interest in the real property nereinabove 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 never 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 never to the property nereinabove described as a continued the property never to the grantor or of any lessee or other never to the property never to the grantor or of any lessee or other never to the property never to the grantor or of any lessee or other never to the property never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or of any lessee or other never to the grantor or other never to the grantor of the grantor or other never to the grantor of the grantor or other never to the grantor of the grantor or other never to the grantor of the grantor or other never to the grantor of the grantor or other never to the grantor of the grantor of the grantor or other never to the grantor of the grantor or other never to the grantor of the grantor of the grantor or other never to the grantor of the grantor of the grantor or other never to the grantor of the grantor or other never to the grantor of the grantor or other never to the grantor of t ro rne interest of the trustee in the trust deed, of of any succession of or occupying the property, except: NAME AND LAST KNOWN ADDRESS , afor far bollog, the company engagigi daya ing pandan Rajawa ing katalan a

THE TURNER FAMILY REVOCABLE TRUST 6805 Whyte Avenue SAN SHEET UKNEK FAMILIT KEVUCABLE TKUST 6805 Whyte Avenue Citrus Heights, CA 95621 Mother in large is obtain configurable higher higher and trusters, as reason of said described to the following and trusters, as reason of said described in an increasing and configuration and sale production and the following the first section is the first section of said the fact section in the first section and the first section in the firs

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 time prior to rive days perore 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 deed reinstated by payment to the peneticiary 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 as would not then be due had no detault occurred) and by curing any other detault complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to 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 paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses 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

In construing this notice, the masculine gender includes the teminine and the neuter, the singular includes the the amounts provided by said Section 86.753 of Oregon Revised Statutes. In construing this notice, the masculine gender includes the teminine 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 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

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(ORS 194	STATE OF OREGON, County of the strument was acknowledged below
If the signer of the above is a composite.)	The foregoing History ANDREW A. PATTERNOON
lif the signer of the above use the form of acknowledgment opposite.] use the form of acknowledgment opposite.] STATE OF OREGON, SS.	STATE OF OREGON, County of Klamath ss.  STATE OF OREGON, County of Klamath ss.  The toregoing instrument was acknowledged before me this October 30 , 19 84 by ANDREW A. PATTERSON  PARKANNAMAN ASSISTANT
STATE OF	
County of	secretary of  Secretary of  ASPEN TITLE & ESCROW, INC.  Oregon.  Corporation, on behalf of the corporation.
County of	ASPEN TITLE & ESCROW, INC.  ASPEN TITLE & Corporation, on behalf di the corporation.  Oregon.  Algadaeler
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## EXHIBIT "A"

A portion of the SELNEL of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Kalmath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right of way line of Orindale Road, said point being North 00° 13' 21" East 666.24 feet and South 89° 43' 25" East 25.64 feet from the Northwest corner of the NEXSEX of said Section 12; thence South 89° 43' 25" East 1351.84 feet to a 5/8" iron rod on the East line of said Section 12; thence North 00° 23' 16" East along the East line of said Section 12, 664.99 feet to a 1½" pipe marking the Northeast corner of the SE½NE½; thence North 89° 40' 11" West along the North 11ne of said SE½NE½ 892.52 feet to a ½" iron rod; thence South 00° 13' 21" West a distance of 399.66 feet to a 2" iron rod marking the Southeast corner of a parcel of land conveyed by deed recorded in Book M-79 at page 3623; thence North 89° 46' 39" West 435.60 feet to a 12" iron rod on the East line of Orindale Road; thence South 00° 13' 21" West along the East line of Orindale Road, 265.76 feet to the point of beginning.

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

on this 31st day of October A.D. 19 84 10:38 o'clock A M, and duly recorded in Vol. M84 Mortgages 18588 EVELYN BIEHN. County Clerk 上 Deputy

12.00 Index: \$1.00