

43758

K-37446

20217

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.725 and ORS 86.745 is as follows:

1. Grantor: James Otis Burke and Patricia H. Burke
Trustee: Klamath County Title Co.
Successor Trustee: Bruce Kellington, Attorney
Beneficiary: Commonwealth, Inc.
Holder of Beneficiary Interest: General Electric Mortgage Corporation
2. Property covered by trust deed:
Lot 2 in Block 1 Eastmont, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
3. Trust deed was recorded on March 30, 1972, in Volume M72, Page 3338, Mortgage Records, Klamath County, Oregon.
4. Default for which foreclosure is made is the failure to pay the following: The monthly installment of \$159.69 due on the 1st day of November and December 1983, and January 1984, and the monthly installment of \$149.02 due on the 1st day of February, 1984, and monthly installments in the same amount due on the 1st day of each month thereafter.
5. The sum owing on the obligation secured by the trust deed is: \$13,021.42, together with interest thereon at the rate of 7 1/2 per annum from October 1, 1983, until paid, plus accumulated late charges at the rate of 4% of any installment not paid within 15 days of the due date, plus trustee's fees, attorney fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of said trust deed.
6. The beneficiary has and does elect to sell the property to satisfy the obligation.
7. The property will be sold in the manner prescribed by law on May 10, 1984, at 10:30 o'clock a.m., standard time as established by ORS 187.110, inside the front door of the Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, Oregon.
8. Interested persons are notified of the right under ORS 86.752 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date the successor trustee conducts the sale.

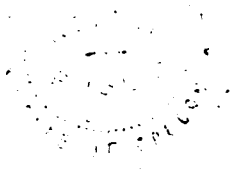
DATED this 28 day of November, 1984.

B. Kellington
Bruce Kellington - Trustee

STATE OF OREGON)
 ss.
County of Jackson)

20218

On this 28 day of November, 1984, personally appeared the
above named Bruce Kellington and acknowledged the foregoing
instrument to be his voluntary act and deed. Before me:


Shirley L. Vankka
Notary Public for Oregon
My Commission Expires 2-25-87

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

28th day of December 20 19 84
Witness my hand and seal at Medford, Oregon
this 20th day of December 1984.

EVELYN BEHN, County Clerk
Mr. Smith Deputy

Fee 0.30

Return To:
Bruce Kellington
15 Newton St.
P.O. Box 1583
Medford, Or. 97501

2 - Notice of Default and
Election to Sell