

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 86.735 and ORS 86.745 is as follows:

1. Grantor: Donald N. Gail
Trustee: Mountain Title Company
Successor Trustee: Daniel C. Thorndike
Beneficiary: Central Point State Bank
2. Property covered by trust deed: See Exhibit "A" Attached hereto and made a part hereof.
3. Trust deed was recorded on August 4, 1982, in Book M-82 on page 9983, records of Klamath County, Oregon.
4. Default for which foreclosure is made is the failure to pay the following: The sum of \$102,000 (one hundred two thousand dollars and no cents), together with interest thereon from July 29, 1982 until paid at a variable rate equal to 3% (three percent) over and above (in addition to) the highest prime lending rate as established from time to time by commercial banks situated in New York city and published in Wall Street Journal daily under "Money Rates"; together with the sum of \$1,132.26 as late charges; together with the sum of \$6,651.96 as real property taxes paid by the beneficiary, with interest thereon at the above-stated rate from October 19, 1984 until paid; and together with the further sum of \$4,935.36 as additional unpaid real property taxes, with interest thereon at the rate of 1% (one percent) per month from December 15, 1984 until paid.
5. The sum owing on the obligation secured by the trust deed is: The full amount set forth in paragraph 4, above.
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 3, 1985, at 10:30 o'clock a.m., standard time as established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, Oregon.

20107

3. Interested persons are notified of the right under ORS 86.753 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 7 day of December, 1984.

Daniel C. Thorndike
Daniel C. Thorndike, Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 7 day of December, 1984, personally appeared the above named Daniel C. Thorndike and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

William J. Thurner
Notary Public for Oregon
My Commission Expires: 3-28-88

EXHIBIT "A"

201CS

A tract of land situated in the E $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly point of Tract 1089, COUNTY GREEN, a duly recorded plat, said point being on the Southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being South $69^{\circ} 17' 56''$ East, 1644.59 feet from the N $\frac{1}{4}$ corner of said Section 13; thence Easterly along the Southerly line of said Tract 1089, COUNTY GREEN, North $66^{\circ} 35' 44''$ East 77.54 feet, along the arc of a curve to the left (radius = 250.00 feet, central angles = $31^{\circ} 57' 17''$) 53.13 feet; North $44^{\circ} 36' 17''$ East 276.29 feet, South $45^{\circ} 21' 33''$ East 20.00 feet, along the arc of a curve to the right (radius = 260.00 feet, central angle = $15^{\circ} 20' 46''$) 74.18 feet, North $30^{\circ} 31' 23''$ East 104.49 feet, North 12.03 feet; thence leaving said Southerly line, North $72^{\circ} 58' 03''$ East 207.53 feet, thence North $87^{\circ} 25' 13''$ East 100.65 feet; thence South $84^{\circ} 14' 48''$ East 46.23 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South $65^{\circ} 12' 13''$ West, 116.17 feet, along the arc of a curve to the left (radius = 131.55 feet, central angle = $49^{\circ} 39' 10''$) 103.10 feet, South $44^{\circ} 07' 47''$ East 100.75 feet along the arc of a curve to the right (radius = 11.00 feet, central angle = $13^{\circ} 27' 34''$) 96.16 feet, South $29^{\circ} 14' 47''$ West, 344.17 feet; thence leaving said Westerly line, South $72^{\circ} 13' 03''$ West 110.7 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with said ditch 15 feet Easterly of the centerline of said ditch, North $68^{\circ} 14' 11''$ West 100.11 feet, along the arc of a curve to the right (radius = 131.55 feet, central angle = $17^{\circ} 11' 46''$) 86.36 feet, North $20^{\circ} 51' 55''$ West, 20.00 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = $17^{\circ} 46' 05''$) 116.02 feet, North $16^{\circ} 54' 10''$ East 27.02 feet to the point of beginning.

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Return: Blackhurst, Hornsack, Hussen & Brian
Box 670
Medford, Ore.

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 6th day of December A.D., 1934 at 1:15 o'clock P. M., and duly recorded in Vol 107, of Mortgages on page 20466.

Fee: \$ 13.00

EVELYN BISHN, COUNTY CLERK

by: Pam Smith, Deputy