

OC

ASPEN-28452

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46022

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by KENT A. WARNES and DONNA J. WARNES, husband and wife

TRANSAMERICA TITLE INSURANCE COMPANY

in favor of WELLS FARGO REALTY SERVICES, INC., TRUSTEEdated March 18, 1979, recorded May 17, 1979, in the mortgage records of Klamath County, Oregon, in book first volume No. M-79 at page 11307

covering the following described real property situated in said county and state, to-wit:

Lot 37, Block 30, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

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: Real Property Taxes, due for the years of 1979-1980 in the amount of \$25.40

plus interest, 1980-1981 in the amount of \$33.23 plus interest, 1981-1982 in the amount of \$32.87 plus interest, 1982-1983 in the amount of \$86.88 plus interest, 1983-1984 in the amount of \$96.69 plus interest and 1984-1985 in the amount of \$111.80 plus interest, and Subsequent amounts for Assessments due under the terms and provisions of the Note and Trust Deed.

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:

Principal balance of \$3,095.71 plus interest and late charges, thereon from January 1, 1985 until paid and Real property taxes in the amount of \$386.87 plus interest and costs 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 provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, A. M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on July 2, 1985, 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.

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.

Allen R. Warnes

3902 Academy Drive
Auburn, WA 98002Cathy Warnes aka
Kathy Warnes3902 Academy Drive
Auburn, WA 98002

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: February 18, 1985

Successor

ASPEN TITLE & ESCROW, INC.

BY: Andrew A. Patterson

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

(ORS 19-1.570)

Klamath ss.

County of

The foregoing instrument was acknowledged before
me this _____, 19____, by

The foregoing instrument was acknowledged before me this
February 18, 1985, by ANDREW A. PATTERSON

Assistant

secretary of
ASPEN TITLE & ESCROW, INC.

a Oregon corporation, or behalf of the corporation.

Sandra Handsaker
Notary Public for Oregon

My commission expires: 7-23-85

(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

Kent A. Warnes

Donna J. Warnes Grantor

To
Transamerica Title
Insurance Company, Trustee

AFTER RECORDING RETURN TO

Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601
F-28452

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instru-
ment was received for record on the
19th day of February, 1985,
at 3:41 o'clock P.M., and recorded
in book/reel/volume No. M85 on
page 2473 or as fee/file/instrument/
microfilm/reception No. 46022

Record of Mortgages of said County.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Pat Smith Deputy

Fee: \$9.00