

46024

ASPEN F-28453

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NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by RALPH E. COPE and RUTH M. COPE,
husband and wife
TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as grantor, to
WELLS FARGO REALTY SERVICES, INC. A California Corporation, as trustee,
in favor of WELLS FARGO REALTY SERVICES, INC. A California Corporation, Trustee as beneficiary,

dated May 5, 1978, recorded June 21, 1978, in the mortgage records of
Klamath County, Oregon, in book/real estate No. M-78, at page 13219,
Property situated in said county and state, to-wit:

Lot 7, Block 24, Tract No. 1113, OREGON SHORES UNIT 2,
in the County of Klamath, State of Oregon.

85 FEB 19

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 \$59.86 plus
interest, 1980-1981 in the amount of \$64.94 plus interest, 1981-1982 in the amount
of \$85.82 plus interest, 1982-1983 in the amount of \$97.00 plus interest, 1983-
1984 in the amount of \$98.55 plus interest and 1984-1985 in the amount of \$113.18
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 \$2,072.14 plus interest and late charges, thereon from
January 5, 1985 until paid and Real Property Taxes in the amount of \$519.35
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 prop-
erty 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-
vided 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.

NAME AND LAST KNOWN ADDRESS

None

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

ASPEN TITLE & ESCROW, INC.

BY: John A. Hall

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

ORS 194.5'01

STATE OF OREGON, County of

Klamath

County of _____

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

STATE OF OREGON, County of _____
The foregoing instrument was acknowledged before me this
February 18, 1985, by ANDREW A. PATTERSON, _____

The foregoing instrument was acknowledged before

February 18, 1985, by ANDREW A. PATTERSON

YF8S069K XXYX

Assistant

secretary of

.....
 ASPEN TITLE & ESCROW, INC

Oregon

corporation, on behalf of the corporation

a _____ Oregon _____
Sandra Handwerker
 Notary Public for Oregon

Notary Public for Oregon

My commission expires: 7-23-85

(SEAL)

My commission expires:

**NOTICE OF DEFAULT AND
ELECTION TO SELL**

(FORM No. 344)

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

Re: Trust Deed From

Ralph E. Cope

Ruth M. Cope

Grantor

To
Transamerica Title
Insurance Company

Trustee

AFTER RECORDING RETURN TO

... Title & Escrow, Inc. 01

600 Main Street

Klamath Falls, Oregon 97601

~~E-28453~~

STATE OF OREGON,

STATE OF OREGON,
County of _____ Klamath

I certify that the within instrument was received for record on the 19th day of February, 1985 at 3:41 o'clock P.M., and recorded in book/reef/volume No. 185 on page 2476 or as fee/file/instrument/microfilm/reception No. 16024.

Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME Sam Smith TITLE Deputy

Fee: \$9.00