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SCHWINDT & SCHWINDT

NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. M85 Page 3765

FILED RECORDING SYSTEM 10

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Reference is made to that certain trust deed made by FRANK W. BRANLUND

MOUNTAIN TITLE COMPANY, INC.

in favor of JOY D. BRADFORD, now JOY D. RUSSO, as grantor, to
 dated December 24, 1983, recorded February 24, 1984, as trustee,
 Klamath County, Oregon, in book/reel/volume No. _____, in the mortgage records of
 fee/file/instrument/microfilm/reception No. _____ at page 2928, or as
 property situated in said county and state, to-wit: (indicate which), covering the following described real

The NW 1/4 of Section 31, Township 35 South, Range 12
 East of the Willamette Meridian, Klamath County, Oregon.

Steven A. Schwindt was appointed Successor Trustee by instrument
 recorded February 25, 1985 in M85 at Volume 2838

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
 and counties in which the above described real property is situate; further, that no action, suit or proceeding has been
 instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action or
 proceeding has been instituted, such action or proceeding 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

Monthly installments in the amount of \$277.52 due for the
 months of September, 1984, October, 1984, November, 1984,
 December, 1984 and January, 1985 and thereafter.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately
 due and payable, said sums being the following, to-wit:

\$120,369.00 plus interest from August 24, 1984 at the
 rate of 10% per annum plus foreclosure fees.

Notice is hereby given that any person named in Section 86.790 of Oregon Revised Statutes shall be liable to the trustee for the full

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, together
 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 2:00 o'clock, P.M., Standard Time as established by Section
 187.110 of Oregon Revised Statutes on August 14, 1985, at the following place: Klamath County
 Courthouse front steps, 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 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

none

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date for said sale.

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 persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: March 12 1985 Steven Schwindt Successor Trustee Beneficiary (State which)

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

(ORS 93.490)

STATE OF OREGON, County of Marion ss.

March 12 1985 Personally appeared the above named Steven Schwindt who, being duly sworn, did say that he is the

and acknowledged the foregoing instrument to be his voluntary act and deed.

of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Before me: Chucinda J. Thomas Notary Public for Oregon

Before me: (OFFICIAL SEAL)

My commission expires: 4/22/85

Notary Public for Oregon My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 584)

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

Re: Trust Deed From Frank W. Branlund Grantor To Steven Schwindt Successor Trustee

AFTER RECORDING RETURN TO

SUMMERS & SCHWINDT PO Box 474 Stayton, OR 97383

STATE OF OREGON, Klamath County of ss.

I certify that the within instrument was received for record on the 13th day of March, 1985, at 3:09 o'clock P.M., and recorded in book/reel/volume No. M85 on page 3765 or as fee/file/instrument/microfilm/reception No. 46811. Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By: Ann Smith Deputy

Fee: \$9.00