

47314

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NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Larry R. Hines and Nathaniel R. Lawson.

Klamath County Title Company, as grantor, to
in favor of Eddie L. & Hazel L. Wilcher, & Lee M. and Gloria L. Cantwell, as trustee,
dated April 21, 1978, recorded April 24, 1978, as beneficiary,
Klamath County, Oregon, in book/reel/volume No. M78, 1978, in the mortgage records of
fee/file/instrument/microfilm/reception No. at page 7945
property situated in said county and state, to-wit: (indicate which), covering the following described real

Lot 23 in Block 71 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON. All that portion of Lot 22 in Block 71 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows:

Beginning at an iron pin on the line common to Lots 22 and 23, said Block 71, said pin being 37.5 feet along the line common to said Lots 22 and 23 from the Southeasterly corner of said Lot 22; thence North 30° 51' West 21.0 feet; then North 86° 09' East 18.58 feet; thence South 37° 39' West along a line common to said Lots 22 and 23 a distance of 28.04 feet to the point of beginning.

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, 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 sums:

January 25, 1985 payment of \$100.00

January 25, 1985 payment of \$100.00 on Trust Deed, February 25, 1985 payment of \$100.00 on Trust Deed, March 25, 1985 payment of \$100.00 on Trust Deed, Note Obligation and payments to Klamath First Federal Savings & Loan Association on First Deed of Trust of \$809.00 a month for November, December 1984, and January, February, March 1985, and real property taxes due on the above-described property.

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:

\$7,925.72 with interest at 9% per annum from December 6, 1984, until paid.

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, together with 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 o'clock, AA M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on August 8, 1985, at the following place: Law office of Glenn D. Ramirez, 514 Walnut 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
 United States National Bank of Oregon
 740 Main Street, Klamath Falls, OR 97601
 Linda J. Hines - P.O. Box 7659 - Klamath Falls, OR 97601
 Glenda Sue Arnold - 1415 N. 50th Street - Ft. Smith AR 72904

NATURE OF RIGHT, LIEN OR INTEREST

Mortgage

Heirs of Larry Richard Hines

****CONTINUED ON EXHIBIT A HERETO ATTACHED.**
 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 29, 1985

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

(ORS 93.490)

STATE OF OREGON,

County of Klamath

March 29, 1985

Personally appeared the above named Glenn D. Ramirez as Successor Trustee

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

(OFFICIAL SEAL)

VIVIANNE I. HUSTEAD
 NOTARY PUBLIC-OREGON

My Commission Expires 3-14-85

STATE OF OREGON, County of _____ ss.
 _____, 19____

Personally appeared _____

who, being duly sworn, did say that he is the _____

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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From _____

Grantor

To _____

Trustee

SPACE RESERVED
 FOR
 RECORDER'S USE

AFTER RECORDING RETURN TO

GLENN D. RAMIREZ
 514 Walnut Street
 Klamath Falls, Oregon 97601
 Telephone (503) 884-9275

OSB #52091

CSB #25942

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT A

.. 4870

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
Elaine Gloria Collins - Rt. 5, Box 1342, Klamath Falls, OR 97601	Heir Larry Richard Hines
Donald R. Lavoie c/o Neal G. Buchanan, Attorney for the Estate 210 North 4th Street Klamath Falls, OR 97601	Personal Representative
Darrell R. Hines - 17508 China Gulch Rd., Anderson, CA 96001	Heir Larry Richard Hines

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

on this 1st day of April A.D. 19 85
at 10:27 o'clock A M, and duly
recorded in Vol. M85 of Mortgages
Page 4668

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 13.00

NOTICE OF DEFAULT & ELECTION TO SELL -2-

GLENN D. RAMIREZ
514 WALNUT STREET
KLAMATH FALLS, OREGON 97601
(503) 884-9275
OSB #52091 • CSB #25942