red Serjes_M-TC=14/ NOTICE OF DEFAULT AND ELECTION TO SELL-Oregon Trust d. M&5Page 6204 ALBANY, OREGON 97321 LOT BOZZO OFWICK NOTICE OF DEFAULT AND ELECTION TO SELL AFICE RECORDING RETURN TO Reference is made to that certain trust deed made by COMAC PROPERTIES, INC., an Oregon as grantor, to corporation TICOR TITLE INSURANCE COMPANY, a California corporation , as trustee, in favor of STATE SAVINGS AND LOAN ASSOCIATION, nka**, as beneficiary, COUNTO Klamath County, Oregon, in Bosk/Heer/VSK/He May/Line Horse Ho Horse THENE MER LACENNES INC ACCOLD OUT 1991. property situated in said county and state, to-wit: f delays was the attained and **STATE FEDERAL SAVINGS AND LOAN ASSOCIATION County or a **FLECTION TO SELL** MOJI(See)Exhibit L"A"/! which is attached hereto and by reference incorporated_herein. Murchiel Ston expired 1-26-87 My commission expires: 10000 (SEAU) Notary: Public lor Oregon Nry Public for Orelien considering as permit of the comparation WE WILL BE NOT THE OFFICE periointh of The retrient has non-vierged before 1985, by 19 60, 67 president, and by 30. 57 The forefulls instrumeness acknow have a scieve and the County of TIND 21,412 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: the bettername of selective processing provided that condition of the normal function of the second provided that and pecember, 1984, and Payments due for August, September, October, November and December, 1984, and January, February and March, 1985, in the sum of \$14,810.90 each, plus Jate charges in the sum of \$250.00 each month. Also, failure to pay when due 1982-83. taxes in the amount of \$100.79, plus int., which affects Parcel 3; 1983-84 taxes in the amount of \$8,162.83 plus int., which affects Parcel 1 and 2, and \$478.71, plus int., which affects Parcel 3; and *see reverse* 1 and 2, and \$478.71, plus int., which affects Parcel 3; and *see reverse* 1 and 2, and \$478.71, plus int., which affects Parcel 3; and *see reverse* 1 and 2, and \$478.71, plus int., which affects Parcel 3; and *see reverse* 1 and 2, and \$478.71, plus int., which affects Parcel 3; and *see reverse* 1 and 2, and \$478.71, plus int., which affects Parcel 3; and *see reverse* \$1,246,293.15, plus interest othereon from July 26, 1984, at the rate of 14% percent perstannum until paid, oplus late charges as hereinabove specified

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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 prowided by law and the reasonable fees of trustee's attorneys.

vided by law, and the reasonable fees of trustee's attorneys. Said sale will be held at the hour of "1:00 o'clock, <u>P'M.</u>, Standate X7 max as assomate by bettern Mountain Title Company, 407 Main in the City of Klamath Falls, County of Klamath 1995 State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

RI ALOther than as shown of records neither the said beneficiary nor the said trustee has any actual notice of any nervolation or claiming to have any lien upon or interest in the real property bereinabove described subsequent KT #10 Other than as shown of records ineither the said beneficiary not the said trustee has any actual notice of a person having or claiming to have, any lien upon or interest in the real property hereinabove described said notice of any successor in interest to the grantor or of any actual notice of any of the property of the trust of the opigations scaned by suid that deed and the expanses of the sale including the componentions of the trusted as pro-*1984-85" taxes: in the amountsoofs \$10,0069,748, splus: intributed the componentions of the trusted as pro-parked high and that deed and the expanses of the sale including the componentions of the trusted as pro-*1984-85:"taxes in the amount of using the second and construct of the second and or nearly the second and or nearly the second and or nearly the second at the perspective burners in the second at the second at the perspective burners in the second at th Notice hereby is given that the beneficiary and trustee, by reason of said dotault, mays elected and do hereby Notice hereby is given that the beneficiary and sale pursuant to Orefon Revised Statutes Sections 85705 to o foreclose said trust deed by advertisement and sale pursuant to Orefon Revised Statutes Sections 85705 to be Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any ne prior to five days before the trustee conducts the sale to have this foreclosure proceeding dismissed and the trust 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 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 curring any other default complained of herein that is 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 the principal 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 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 the amounts provided by said Section 86.753 of Oregon Revised Statutes. actually incurred in enforcing the obligation and trust deed; together with trust the amounts provided by said Section 86.753 of Oregon Revised Statutes (1990) superior and the sector includes any successor in interest to the grantor as well as any other person owing an oblisubject 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 obli-gation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" includes the respective successors in interest if any or includes to cover a 12 1/20 are biology includes the trust of the successors in interest if any or include their includes the trust of the standard includes the trust of the secure biology includes the trust of the secure biology includes the trust of the secure biology in the secure biology includes the trust of the secure biology in the secure biology includes the trust of the secure biology includes the trust of the secure biology includes the secure biology include fation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their sugar that is any of him of the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their sugar that is any of him of the performance of the perfor DATED: APITI 20 the dept' of any batt thereof non-tensaning secrited by the **Roman** described the dest (State which) or connection rule above neretional real brober is a single? There is action the cost maintined in-tecoret ie dept, of any but (heron, now remaining secured by the **ROUMER** if deed, **Bendicless** and the **State which** * he some of the obversit and the operation of the secure o (In me sugmer of interment as a composition) we the form of acknowledgment apposite.) CCOSTOL-LLISTER HORS 1945701 HARGE SYCEDI SE LECOLOGI IN THE MONTANTS LEVELOS OF (IFE CONSIST STATE OF OREGON, USG [16:5p], CELINES]) USG [10:57ATE OF OREGON; County of interment was acknowledded to form the State formedated instrument was acknowledded to form the The will going, instrument was acknowledged before the the That We the March PMTCK 19-85, by SE The foregoing instrument was acknowledged before me this president, and by ... secretary of . Per CSEAL) Notary Public for Oregon My contactisation expires: 1-26-87 -1 Correct . -- corporation, on behalt of the corporation. Notary Public for Oregon Stilling -NOTICE OF DEFAULT AND My commission expires: ELECTION TO SELL ch 15 attached hereto state or our of the state of the second stat STAVENS. NEES LAW FUS. CO. FORTLAND. OR. (SEAL) Rev Trust Deed From Manual Marchine ND LOAN ASSOCIATION COMAC PROPERTIES, ConutAt O County of Ron 10 J Was (indicate when was received for n Ron 10 Do (NUMATION NEEDO at O'Clock M. I certify that the within instru-SS. ment was received for record ISCOULD VOLTI TOYA SPACE RESERVED in boo VOLTI TOYA VOLTI SPACE RESERVED in boo DVAX BECORDER'S USE J'TOYA B TICOR TITLE TO TO COMPANY Grantor on the in book/reel/volume No. 15 11/10 1000 Col AFTER RECORDING RETURN TO Trustees or as tee/file/instrument/ tnzt dead made by COME (PROPERTIE) Witness (my hand and seal of County affixed. Cor microfilm/reception No. JOHN AS MOCORMICK Record of Mortgages of said County. 13 P.O. BOX 40 NOTICE OF DEFAUL AND ELECTION TO SELL ALBANY, OREGON 97321 Conversion and monity of petroins yes statution 10 160 Bv. C. TITLE 1.1.1 4.51 Deputy

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EXHIBIT

DESCRIPTION

PARCEL 1

A tract of land being Lot 1 and a portion of Lot 2 in Block 3 of Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 00°04' 50" East 195.00 feet to the Northwest corner of said Lot 1; thence continuing North 00°04'50" East 57.80 feet; thence South 89°25'10" East 300.00 feet; thence South 00°04'50"West 57.80 feet to the Northeast corner of said Lot 1; thence continuing South 00°04'50" West 195.00 feet to the Southeast corner of said Lot 1; thence North 89°25'10" West 300.00 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation Highway Division, recorded August 16, 1976 in Deed Volume M76 at page 12646, Microfilm Records of Klamath County, Oregon.

PARCEL 2

A tract of land situated in Lot 2, Block 3, Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of WASHBURN WAY, said point being North 00°04'50"East 57.80 feet from the Northwest corner of Lot 1, Block 3; thence South 89°25'10"East 300.00 feet to the true point of beginning; thence South 89°25'10" SUU.UU reet to the true point of beginning, thence South 89°56'30" East a distance of 100.08 feet to a point; thence South 89°56'30" East a distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, et ux., by Deed Volume M77 at page 17511; thence South 0°04'50"West along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence North 89°25'10"West along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence North 0°04'50"East a distance of 252.8 feet, more or less, to the point of beginning.

A tract of land being a portion of Lot 2, Block 3, of Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, being more particularly described as follows:

PARCEL 3 (continued)

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Beginning at the Southwest corner of said Lot 2; thence North 00°04'50"West 57.80 feet to the true point of beginning; thence North 00°04'50" West 96.35 feet; thence South 89°56'30"East 400.07 feet to East line of said Lot 2; thence South 00°03'30"West 100.00 feet; thence North 89°25'10"West 400.08 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; SS. Filed for record this ^{29th} day of A^{Pril} A. D. 19⁸⁵ at ^{3:08} clock ^P M., and duly recorded in Vol_____M85 EVELYN BIEHN, County Clork Fee: \$17.00