

OLIVER L. WHITE, JR. OF 31201
214 MOUNTAIN DRIVE
YACHTS
GLENDA D. EVANS

ESS: 22:00

Vol. 185 Page 6468

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by EARL R. NORDVEDT

TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to
in favor of LESLIE A. BIEBER and HELEN M. BIEBER, husband and wife, as trustee,
dated April 15, 1985, recorded April 21, 1985, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M-82, at page 4940, or as
file/instrument/microfilm/reception No. 11091 (indicate which), covering the following described real
property situated in said county and state, to-wit:

Lots 35 and 36, Block 8, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

NOTICE OF DELIVERY

RECEIVED
COUNTY CLERK
CLERK OF DISTRICT COURT
Klamath County, Oregon
JUL 15 1985

RECEIVED
COUNTY CLERK
CLERK OF DISTRICT COURT
Klamath County, Oregon
JUL 15 1985

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 situated; 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 24, 1985 payment of \$276.05 on Trust Deed and Note, February 24, 1985 payment of \$276.05 on Trust Deed and Note, March 24, 1985 payment of \$276.05 on Trust Deed and Note, April 24, 1985 payment of \$276.05 on Trust Deed and Note, plus real property taxes and insurance 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:

\$21,398.64 balance due and owing, plus accrued interest at 9% per annum from December 24, 1984, and unpaid real property taxes and insurance

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 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on September 10, 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.

CK
9.00

6469



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
Earl R. Nordvedt, P.O. Box 781, Monte Rio, CA 95462	Grantor
Myles R. Dresslove, 508 Orchard St., Santa Rosa, CA 95404	Attorney for Grantor
M/M Craig (Chris) Bienz, 4445 Boardman St., Klamath Falls, OR 97603	- Present occupants of the property
Transamerica Title Insurance Company, 12360 Burnside, Portland, OR 97216	- Former Trustee

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: May 1, 1985, at Klamath Falls, Oregon, Glenn D. Ramirez, Successor Trustee (State which)

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

(ORS 93.490)

STATE OF OREGON, ss.

County of Klamath

May 1, 1985

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

and acknowledged the foregoing instrument to be his

Before me:
 Vivienne I. Husted
 NOTARY PUBLIC - OREGON
 My Commission Expires 3/14/89

STATE OF OREGON, County of Klamath, ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)
 STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Earl Nordvedt

To: GRANTOR

TRANSAMERICA TITLE INSURANCE

GLENN RAMIREZ, Successor Trustee

AFTER RECORDING RETURN TO

GLENN D. RAMIREZ
 Attorney at Law
 514 Walnut Street
 Klamath Falls, OR 97601

SPACE RESERVED

FOR RECORDER'S USE

Fee: \$9.00

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 2nd day of May, 1985, at 9:46 o'clock A.M., and recorded in book/reel/volume No. M85 on page 6468 or as fee/file/instrument/microfilm/reception No. 48336.

Record of Mortgages of said County.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

By *[Signature]* Deputy