

OC 48461 016800 01901 LEE: 23-00 Vol. 148 Page 6694
 900 WEST 21ST ASPEN F-28567
 VASBU LITE & ESCROW, INC. NOTICE OF DEFAULT AND ELECTION TO SELL
 WHERE RECORDING BELONGS TO EASTMAN STREET, COMMERCE STREET
 CORNER
 Reference is made to that certain trust deed made by CHRIS HANSON, A single Man, as grantor, to
TRANSAMERICA TITLE INSURANCE COMPANY, as trustee,
 in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, as beneficiary,
 dated July 3, 1979, recorded November 14, 1979, in the mortgage records of
Klamath County, Oregon, in book 7287 page No. M-79 at page 26836,
 fee file/instrument/notitix/exception No. XXXX (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Block 41, Tract No. 1184, OREGON SHORES UNIT #2,
FIRST ADDITION, in the County of Klamath, State of Oregon

(2EVT) 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: Monthly installments of principal and interest due for the months of August,
 September, October, November, and December of 1984 and January, February,
 March, and April of 1985 in the amounts of \$72.54 each; and subsequent
 installments of like amounts; 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:
 \$3,534.42 plus interest and late charges, thereon from July 28, 1984, at
 the rate of EIGHT AND ONE HALF (8½) PER CENT PER ANNUM 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 September 6, 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.

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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: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 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Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any 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 curing any other default complained of herein that is 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 actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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 May 6, 1985, at Klamath, Oregon, I, Andrew A. Patterson, Successor Trustee of ASPEN TITLE & ESCROW, INC., do hereby certify that the foregoing instrument was acknowledged before me this 6th day of May, 1985, by ANDREW A. PATTERSON, Assistant Secretary of ASPEN TITLE & ESCROW, INC., a corporation, on behalf of the corporation. My commission expires: 7-23-85

NOTICE OF DEFAULT AND ELECTION TO SELL
(FORM No. 884)
STEVEN-NEES LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From Chris Hanson Grantor To Transamerica Title Insurance Company Trustee
AFTER RECORDING RETURN TO
Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the 6th day of May, 1985, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M85 page 6694 or as fee/file/instrument/microfilm/reception No. 48461
Record of Mortgages of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME Ann Smith TITLE Deputy

Fee: \$9.00