

NOTICE OF ELECTION TO SELL

1985-03-00

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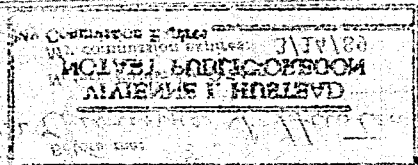
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## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by WILLIAM S. SNYDER

as grantor, to  
 as trustee,  
 as beneficiary,  
 in favor of CERTIFIED MORTGAGE COMPANY, an Oregon Corporation  
 dated October 3, 1983, recorded October 4, 1983, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M-83 at page 17035, or as  
 fee/file/instrument/microfilm/reception No. 29034 (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lots 7A and 7B in Block 5, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the  
County of Klamath, State of Oregon



My commission expires:  
 Month/Day/Year for Oregon

Before me:

and acknowledged and instrument to be in evidence as the same  
 being in person of said mortgagor or his authorized agent or attorney  
 and the same being in person of said mortgagee or his authorized agent or attorney  
 and the same being in person of said beneficiary or his authorized agent or attorney

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:

February 3, 1985, March 3, 1985, April 3, 1985 and May 3, 1985 payments of \$201.02  
 each on Trust Deed and Installment Note, with interest at 16% per annum from due dates,  
 plus late charges and 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:

\$11,324.64 balance due and owing, plus accrued interest at 16% per annum from January  
 3, 1985, late charges, unpaid real property taxes and insurance.

Notice is hereby given that said beneficiary has elected 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.

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 o'clock, A.M., Standard Time as established by Section  
187.110 of Oregon Revised Statutes on September 16, 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.

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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  
 William S. Snyder, P.O. Box 506, Klamath Falls, Oregon 97601 Grantor  
 Certified Mortgage Company, 803 Main Street, Suite 103, Klamath Falls, OR Former beneficiary  
 William L. Sisemore, 540 Main Street, Klamath Falls, OR 97601 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 6, 1985  
 GLENN D. RAMIREZ, Successor Trustee  
 Trustee Beneficiary (State which)

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

STATE OF OREGON

County of Klamath

May 6, 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)

Before me:  
 Vivienne I. Hustead  
 Notary Public  
 My commission expires: 3/14/89

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  
 William S. Snyder Grantor  
 To Glenn D. Ramirez Successor  
 Trustee

AFTER RECORDING RETURN TO  
 GLENN D. RAMIREZ  
 Attorney at Law  
 514 Walnut Street  
 Klamath Falls, OR 97601

OREGON

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of May, 1985 at 10:02 o'clock A.M., and recorded in book/reel/volume No. M85 on page 6752 or as fee/file/instrument/microfilm/reception No. 48486

Record of Mortgages of said County.  
 Witness my hand and seal of County affixed.  
 Evelyn Biehn, County Clerk

Fee: \$9.00

By: Ram Smith Deputy