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วาร์ก อาจระเหตุสายการสานาธิสา

NOTICE OF DEFAULT AND ELECTION TO SELL

HENRY A. RENNE III and CLETA M. RENNE, who took title as HENRY ALOYSIUS	ne desertos
RENNE TIT and CLETA-MARIE RENNE MOUNTAIN TITLE COMPANY to secure the performance of certain obligations including the payment of the principal sum of \$34,451	as grainor, as trustee.
to secure the performance of certain obligations including the payment of the principal sum of \$34,451	.19
in favor of UNITED STATES NATIONAL BANK OF OREGON	
as beneficiary, that certain trust deed dated	
19 77, in book M-77 at page 6857 of the mortgage records of Klamath	County,
Oregon, covering the following described real property situated in said county:	

Lot 4 in Block 4, SHADOW HILLS NO. 1, TRACT NO. 1031, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

है। दे के द्रोत्यान्तर कर साथ अस्टिक्स के का स्वाह्मका कार्यात्र । सहस्र कोड्र देवतास को प्रतिवाद कोच्यांकार देव का स्वाह्मका है।

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 and that the beneficiary is the owner and holder of the obligations, the performance of which is secured by said trust deed; 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 owing the obligations, the performance of which is secured by said trust deed, with respect to provisions therein which authorize sale in the event of default of such provision, in that the grantor has failed to pay, when due, the following sums thereon:
The payment due on January 1, 1983, in the amount of \$397.00 and payment each month thereafter in a like amount and accrued unpaid late charges in the amount of \$60.00 and advances for taxes and insurance in the amount of \$1,103.84

Bugar Bara adap 1995) Pagarakan paga undak bebagai

OWNER.

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which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due, owing and payable, said sums being the following, to-wit:

An unpaid principal balance as of August 1, 1983, in the amount of \$34,451.19, plus accrued interest of \$4,937.70 to and including May 15, 1985, plus interest at the rate of \$7.55 per day each day after May 15, 1985, plus \$60.00 accrued and unpaid late charges, \$195.00 for a foreclosure report and \$1,103.84 advanced for taxes and insurance, for a total of \$40,747.73 as of May 15, 1985 plus interest at the rate of \$7.55 per day each day after May 15, 1985

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does 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 a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:30 o'clock, AM, Standard Time, as established by Section 187.110 of Oregon Revised Statutes on October 9 , 19.85, at the following place:front steps of the Klamath County Courthouse, 316 Main 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 granter or of any lessee or other person

Present And Last Known address where the Nature of Right, Lien or interest with an inverse the gramor or his successors in interest occurred to see the which the planter find, or had the passer to conver, or the firm of the without the seal to egain, to be sold at public auction to the highest kidder for a last the oder toercless and trust deed by advertisement and sale pursuant to Gredon is that I do Notice consist is given that the undersigned, by teason of said defeat.

per day each day after May 15, 1985 1985, plus \$60.00 accrued and unpaid in clar foreclosure report and \$1,102.84 advanced for careed total of \$40.747.73 as of May 15, 1985 plus interest par form of any country of sand any each day effect that is a soft who is the country of the co An uspaid perhacipal natures of 84,937.70 std.,431.19, plus accraed inverest of 87.55 per 6 1985, plus interest at the rate of 87.55 per 6 1985, plus interest at created and unpaid income sales sale and the control of the sold sums that the following to-pring the appearance are of any particles and the control of the contro

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 of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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 each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in inter-

DATED: May 23 , 1985

n: 81,185.84

County Clerk-Recorder

Evelyn Biehn, County Clerk

each for himself and not one for the other, did say that the former is the

toregoing instrument is the corporation, and that the seal affixed to the instrument was signed and sealed in behalf of said corporation and that said ity of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed

Beneficiary Robert F. L. Trotman, Trustee (State which)

ELECTION TO SELL NOTICE OF DEFAULT STEVENS. NESS LAW PUB. CO. PORTLAND. (FORM No. 884)

TRUST DEED

, COMPANY HENRY A. RENNEE ILI CLETA M. RENNER TITE

County of Klai I certify that the

on page 7667 o'clockA M., and was received for of Mortgages of book M85 ò ...23rdday in book Record

STATE OF OREGON, County of

Personally appeared.

(ORS 93.490)

STATE OF OREGON,

County of Klamath

May 23 ..., 19. 85

Robert F. L. Trotman

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

OTAR Before me (OFFICIAL EL MILL

Notary Public for Oregon

My commission expires: MOMCE OF DE

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

..... president and that the latter is the