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$\parallel$	ASPEN F-2  NOTICE OF DEFA  Reference is made to that certain trust deed made  TRANSAMEDIA. husband	8766	ME rag	B. CO., PORTLAND, CRE. 97
$\parallel$	NOTICE OF DE	0706	YOU now	S. CO., PORTLAND, CRE. 91
$\parallel$	Reference is made to that certain trust deed made to that cert	ULT AND FLECTION	Fag Pag	a 77200
$\parallel$	ELLEN GARCTA that certain trust	-rectio!	N TO SELL	
				The state of the s
	TRANSAMED INSURANCE CO.	]	MARVIN I	_
	November of TINANCIAL COMPANY	A Calie	GARCIA and	MADU
	Klamath 19 82 SERVICE	S. A Colinia	Corporati	
	reexhibitionsking County Organical	Manualitorni	a Corporati	, as grantor, to
	property situated :- Property situated :- Property situated :-	mol/www.	10	, as trustee
	in said county and state	XXXXXIII No.	M-82, in the mo	, as beneficiary.
	in favor of TRANSAMERICA FINANCE COMPANY, dated November 9 , 19 82, recorded Klamath County, Oregon, in book/m property situated in said county and state, to-wit:	A STANDARD OF THE PARTY OF THE	divining at page 15	Creage records of
	Movember 9 , 19.82, recorded		covering the following	U46 XXXXX
	DELVOIT WAS	the e	- SHOWIF	g described real
	그 그 그 사람들은 중심하다 하나 하는 사람들이 되었다.	Cointy - c -		

Lot 17, SUMMERS HEIGHTS, in the County of Klamath, State of Oregon. Marin Styles of Golden of

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary no annointments of a successor-trustee have been made excent as recorded in the mort base records of the county 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 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,

action has been dismissed.

There is a default by the grantor or other person owing an obligation, the performance of which is secured by the grantor in interest with respect to provisions therein which authorize sale in the event of There is a detault by the grantor or other person owing an obligation, the performance of which is secured by default of such provision: the default for which foreclosure is made is draptor's failure to pay when due the following 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 Monthly installments of principal and interest due for the months of January, February, March, April and May of 1985 in the amount of \$464.00 each; and subsequent installments of like amounts; 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: \$22,852.66 plus interest and late charges, thereon from January 8, 1985, at the rate of NINETEEN AND NINE TENS (19.90%) PER CENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby to Oredon Revised Statutes Sections 86.705 to elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to the hidder for cush the interest in the said described propelect to loreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 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 nower to convey at the time of the execution by him of the trust deed together 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 drantor or his successors in interest acquired after the execution of the trust deed, together erty which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together shifteness accurred hy said frust deed and the expenses of the sale including the compensations of the trust deed, to satisfy the with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the compensations of the trustee as pro-

& ESCROW, INC., 600 Main Street Klamath State of Oregon, which is the hour, date and place fixed by the trustee for said sale. in the City of \_\_\_\_Klamath\_Falls\_, County of

Other than as shown of records 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

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which any cost was the granter or his successors in interest uracle of often and a with with it, the granior had, or had the power to clavery, at the thore of the con-

the Thirt and the minone for his at public attributes to the highest bisters his events elect no Exercise and that deed by advertisement and sule percuant to there is the two Moreover to the fire green that the beneficiary and transfers by reason in the figures

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 ASPEN TITLE & ESCROW INC.

respective successors in interest, and the second	ASPEN TITLE	
1985	BY	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
DATED: May 24 Successor	c Trustee	Distance at 1
The state of the s	The state of the s	)ss.
(If the signer of the above is a corporation, (ORS 194 use the form of acknowledgment opposite.)	1.570) STATE OF OREGON, Cou	inty of
STATE OF OREGON,	The forego	ing instrument was acknowledged before me this
,	0/. 19	85, by ANDREW A. PATTERSON ASSISTANT OF THE
instrument was acknowledged Botton	Yoke Kaking	
The foregoing institution, 19, by	1	7V 0I
	ASPEN IIII	E & ESCROW, INC.
	a dia	Trudsale 174, 30
	Notary Public for Oregon	O (SEAD)
Notary Public for Oregon	My commission expires:	7-23-85
(SEAL) My commission expires:	My commussion expires.	
		STATE OF OREGON, ss.
NOTICE OF DEFAULT AND		County of Klamath  I certify that the within instru-
FLECTION TO SELL HERES HELLER	t qui ent continue i	and for record on the
(FORM No. 384) STEVENS-NESS LAW PUB.CO., PORTLAND, OR.		24th day of May 13
Re: Trust Deed From	ंगक्ष वं <b>धारात्र</b> मण्डमः ह	
Marvin L. Garcia	SPACE RESERVED	
Mary Ellen Garcia Grantor	FOR	microfilm/reception No. 49130

Mary Ellen Garcia Grantor Transamerica Title Insurance

Company Trustee AFTER RECORDING RETURN TO

Aspen Title & Escrow, Inc. 600 Main Street Klamath Falls, Oregon

SPACE RESERVED RECORDER'S USE

Fee: \$9.00

Evelyn Biehn, County Clerk

Record of Mortgages of said County.

County affixed.

Witness my hand and seal of