

7783

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

NONE

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 24, 1985
Successor

ASPEN TITLE & ESCROW, INC.

Trustee

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

(ORS 194.570)

STATE OF OREGON, County of Klamath ss.

County of

The foregoing instrument was acknowledged before me this 19, by

The foregoing instrument was acknowledged before me this

May 24, 1985, by ANDREW A. PATTERSON

Assistant

secretary of

ASPEN TITLE & ESCROW, INC.

a Oregon corporation, on behalf of the corporation

Notary Public for Oregon

Notary Public for Oregon

(SEAL)

My commission expires:

My commission expires: 7-23-85

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Marvin L. Garcia

Mary Ellen Garcia Grantor

To

Transamerica Title Insurance Company Trustee

AFTER RECORDING RETURN TO

Aspen Title & Escrow, Inc.

600 Main Street

Klamath Falls, Oregon 97601

Fee: \$9.00

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of May, 1985 at 3:52 o'clock A.M., and recorded in book/reel/volume No. M85 on page 7782 or as fee/file/instrument/microfilm/reception No. 49130, Record of Mortgages of said County.

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

NAME

By P. M. Smith Deputy

TITLE