

OC

49455

ASPEN F-28784
 NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. 175 Page 8276

Reference is made to that certain trust deed made by PINA, husband and wife RODRIGO DELA PINA and STELLA G. DELA PINA, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, Trustee, as beneficiary, dated June 13, 19 79, recorded August 29, 19 79, in the mortgage records of Klamath County, Oregon, in book XXXXXXX No. M-79 at page 20549, of ~~file/instrument/microfilm/reception No. XXX~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 21, Block 27, Tract No. 1113, OREGON SHORES UNIT #2,
 in the County of Klamath, State of Oregon.

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 November, December of 1984, January, February, March, April and May of 1985, in the amounts of \$49.60 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: \$2,211.40 plus interest and late charges, thereon from October 25, 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 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.

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 October 4, 19 85, 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.

85 JUN 4 PM 3 38
 56

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

None

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

BY

Successor *Trustee*

~~XXXXXXXXXXXXXXXXXXXXXXX~~

(ORS 194.570)

) ss.

County of _____

The forep

The foregoing instrument was acknowledged before
me this 19..... by

STATE OF OREGON, County of Klamath

June

The foregoing instrument was acknowledged before me this
19 85 by ANDREW A. PATTERSON

XXXXXXXXXXXX Assistant

secretary of

secretary of

ASPEN TITLE & ESCROW, INC.

a Oregon corporation, on behalf of the corporation

Sandra Gandsche
Notary Public for Oregon

(SEAL)

Notary Public for Oregon

My commission expires:

My commission expires:

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of June, 1935, at 3:38 o'clock P.M., and recorded in book/reel/volume No. 1135 on page 8276 or as fee/file/instrument/microfilm/reception No. 49455.

Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME _____

TITLE

By Sam Smith Deputy

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

Rodrigo Dela Pina

Stella G. Dela Pina Grantor

To

Transamerica Title

Insurance Company Trustee

AFTER RECORDING RETURN TO

Aspen Title & Escrow, Inc.

600 Main Street

Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$9.00