Trust deed Series 884-NOTICE OF DEFAULT AND ELECTION TO SELL-Oregon

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## ASPEN F-28783 NOTICE OF DEFAULT AND ELECTION TO SELL

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Reference is made to that certain trust deed made by	as grantor, to
Reference is made to that certain trust deed made byAn Virginia M. Escalona, husband and wife Virginia M. Escalona, Insurance Company, A Californi	as trustee,
Reference is made to that certain trust deed made by made by Virginia M. Escalona, husband and wife Transamerica Title Insurance Company, A Californi in favor of Wells Fargo Realty Services, Inc., A Calif in favor of July 25	Corporation, Truster beneficiary,
Transamerica Title Insurance some inc., A Calif in favor of <u>Wells Fargo Realty Services, Inc., A Calif</u> dated <u>May 5</u> , 19, 79, recorded <u>July 25</u> dated County Oregon in book/red/wardine No.	10 79 in the mortéage records of
in favor ofWells_rate 10 79 recorded July 22	17618
dated for the second s	M-79 at page
Klamath County, Oregon, in Sector	are which, covering the following deserves
property situated in said county and state, to-wit:	
Proposition and the second s	THE THE HO

Lot 43, Block 32, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, 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,

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 August, September, October, November, December of 1984 and January, February, March,

April, and May of 1985, in the amounts of \$65.84 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: \$3,086.06 plus interest and late charges, thereon from July 15, 1984 at the rate of EIGHT AND ONE HALF (812%) 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 pro-

Said sale will be held at the hour of .10:00...... o'clock, ...A...M., Standard Time as established by Section vided by law, and the reasonable fees of trustee's attorneys.

187.110 of Oregon Revised Statutes on \_\_\_\_October 25..., 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 tixed 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

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NATURE OF RIGHT, LIEN OR INTEREST

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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 "beneticiary" include their respective successors in interest, if any.

DATED	te produkcija Na dala slava	ASPEN TITI	E & ESCROV	KNC
and the second	, <i>19</i> .8	5 BY Ohal	will	allers
	( 14 J) 	accessor Trustee	BEXIEME	WEXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
(If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON,	ORS	194.570)	antago ten en el terror. A consta	and the second second second second
· · · · · · · · · · · · · · · · · · ·	) ) ss.	STATE OF OREGON,	County of	Klamath )ss.
County of	)	The for	ednind inclass.	
me this	iged before	······,	19.0.J., by AN	UREW A. PATTERSON
	, 19, by			Assistant 340
		L WOLTH TITTE & E	SCROW, INC.	
	••••••	a Oregon	Corpora	tion, on behalt of the corporation.
(SEAL) Notary Public	for Ore to	Formana So	n in CV I I In D	A State of the Corporation
(SEAL) Ny commission expires:	for Oregon	Notary Public for Oregon	1	1 C VI 0 VI 7
		My commission expires:	7/23/85	(SEAL)
NOTICE OF DEFAULT AND				
ELECTION TO SELL	TELEC -	enter de la presente en la presente de la presente Parte de la presente d	STATE OF	OREGON, Klamath }ss.
(FORM No. 884) STEVENS-NESS LAW PUB. CO., PORTLAND, ON;		에는 이번 가지 않는 것 위해 한 것이라. (1993) 		ACCOUNTED LIT
Re: Trust Deed From			ment was re	fy that the within instru- weived for record on the
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Virginia M. Escalororantor	DOT ADVIDU	SPACE RESERVED	IN DOOK/Tee]/	volume No. 185
Transamerica Title	55° 78765.1	FOR 7 1913 LOLO.	microfilm/rec	or as fee/file/instrument/ eption No. 50232
Insurance Company Trustee	sna rođ		Record of Ma	ortgages of said County.
AFTER RECORDING RETURN TO	HAR RECE.	Call The Mass	Witnes	s my hand and seal of
Aspen Title & Escrow, INC.			County affixe	d
600 Main Street	CS (\$5.59) - Viterez	VHIL VIE EFECTION T		iehn, County Clerk
Klamath Falls, Oregon 97601	i Tirensi.		Pan	I CO TITLE
	Fee: \$	9.00	By Ittm	Amith Deputy
그는 말 물로 전 문화 방법을 위해 집에 있는 것을 수 있다.	Stendard and			<u>5.835.545.5</u>