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NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by CAMPBELL, RONALD W. BOEHLKE and KATHERINE H. BOEHLKE, as grantor, to DALE W. RING and LUCILLE M. GIVAN, as trustee, in favor of KLAMATH COUNTY TITLE COMPANY, as beneficiary, dated May 15, 1982, recorded May 26, 1982, in the mortgage records of Klamath County, Oregon, in XXXXX volume No. 12141, at page 6624, or as property situated in said county and state, to-wit: (indicate which), covering the following described real property situated in the County of Klamath, State of Oregon, being in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point 989.8 feet East of the Northwest corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the North boundary of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence South at right angles 936.8 feet, more or less, to the North boundary of State Highway; thence Southeasterly along said line of Highway to intersection with a line running North and South and parallel to the first course and distant 110.5 feet East of the first course; thence North along said line 1041.7 feet; thence West along the North line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  110.5 feet to the point of beginning. Saving and excepting that portion deeded to the State of Oregon, recorded in M-72 on page 8068.

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:  
For failing to make \$12,000 payment due on 5/25/84 and \$12,000 payment due on 5/25/85. Failure to pay taxes for the years 1982/83: \$1,215.63 plus interest; 1983/84: \$1,227.22 plus interest; and 1984/85: \$1,408.43  
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: \$111,968.93 with interest from 7/8/85 until paid at the rate of 10% per annum.

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 November 22, 1985, at the following place: front steps of the Klamath County Courthouse, 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 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

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 necessary to cure the default, by paying all costs and expenses paying said sums or tendering the performance necessary to cure the default, together with trustee's and attorney's fees not exceeding actually incurred in enforcing the obligation and trust deed, and in addition to 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: July 11, 1985, by TIMOTHY A. BAILEY (State which)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 194.570) Successor Trustee

STATE OF OREGON, County of Klamath  
The foregoing instrument was acknowledged before me this 11th day of July, 1985, by Timothy A. Bailey

STATE OF OREGON, County of Klamath  
The foregoing instrument was acknowledged before me this 11th day of July, 1985, by Timothy A. Bailey, president, and by [blank], secretary of [blank] corporation, on behalf of the corporation.

Notary Public for Oregon  
(SEAL) My commission expires: 8/1/86

Notary Public for Oregon  
My commission expires: [blank] (SEAL)

# NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Trust Deed From ROBERT J. CAMPBELL, JOAN C. CAMPBELL, RONALD W. BOEHLKE and KATHERINE H. BOEHLKE  
To TIMOTHY A. BAILEY  
Successor Trustee

AFTER RECORDING RETURN TO  
Timothy A. Bailey  
Crane & Bailey  
540 Main Street, Suite 204  
Klamath Falls OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath  
I certify that the within instrument was received for record on the 12th day of July, 1985, at 2:27 o'clock P.M., and recorded in book/reel/volume No. M85 on page 11025 or as fee/file/instrument/microfilm/reception No. 51005.  
Record of Mortgages of said County.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By [Signature] Deputy