FORM No. 884-NOTICE OF DEFAULT AND ELECTION TO SELL-Oregon Trust deed Series.

ASPEN F-29026 NOTICE OF DEFAULT AND ELECTION TO SELL

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Reference is made to that certain trust deed made byJAMES_N__KOEHLER_____ Klamath______ County, Oregon, in book/realtyarestic No._____M-78_____at page _____10398______X

Lot 15, Block 21, Tract No. 1113, OREGON SHORES - UNIT #2, in

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1320

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 and no appointments or a successor-trustee have been made except as recorded in the mortgage records of the country or counties in which the above described real property is situate; further, that no action has been instituted to recover the data and the state dead of it such particular 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, 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

I nere 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 provisions the default to activity to reactivity of such as the default to activity to activity to the default to activity to activity to the default to activity t salu trust used, or by their successor in nuclest, 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 June, and July, 1985 in the amounts of \$66.79, and subsequent installments of like amounts. and delinquent taxes in the amount of \$513.83 plus interest, and Subsequent amounts for assessments due under the terms and provisions of the Note and

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: \$2,734.36 plus interest and late charges, thereon from May 1, 1985, at the rate of EIGHT (8%) PER CENT per annum until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby Notice hereby is given that the beneficiary and trustee, by reason of said derault, nave elected and do nereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to of nor and to could be public survivor to the bidden to each the interact in the said described around the said described around the said described around a sale and the bidden to each the interact in the said described around the said described around the said described around around a sale and the said described around a sale around the said described around a sale around the said described around a sale around the said described around around a sale around around a sale around arou elect to toreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 60.703 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described propob.(y3), and to cause to be sold at public auction to the highest blader for cash the interest in the said described prop-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 grantor or his successors in interest acquired after the execution of the trust deed, together oblitations coursed by and the and the execution of the rule includied the componentions of the statisfy the 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 proby law, and the reasonable tees of trustee's attorneys. Said sale will be held at the hour of10:00... o'clock, ...A...M., Standard Time as established by Section TITLE & ESCROW, INC., 600 Main Street in the City of <u>Klamath Falls</u>, County of

Klamath State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

13208

Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any Other than as snown or 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 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: 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 Notice is turther given that any person named in Section 80.753 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 days before the boreficient of the perior of th time prior to tive days before the trustee conducts the sale, to have this toreclosure 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 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 as would not then be due had no derault 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 capable or being curea by renaering 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 potential in enforcing the chliption and trust deed together with trustee's and efferney's fees not exceeding paying said sums or tendering the performance necessary to cure the derault, 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 include the word "frantos" includes any successor in interest to the frantos as well as any other and the In construing this notice, the masculine genoer includes the remainine and the plural, the word "grantor" includes any successor in interest to the grantor as well as to the performance of which is converd by sold trust dood, and the word "trust dood."

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DATED: August 2/	· ·	ASPEN TITLE & Enge	le the
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STATE OF OREGON,		BEANNANA	•••
	(ORS 194.570)	Bershampuxxxxxxxx	
County of The foregoing			THOP:
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	·····)	OF OREGON, County of Klamath The foregoing instrument was acknowledged at the second	
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NOTICE OF DEPEND	1 contains	non expires: 7-32-26	
NOTICE OF DEFAULT AND ELECTION TO STATE		(SE)	AL),
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FORM No. 884		STATE OF OREGON,	,
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Jamos N.		ment man that the within inst-	
James N. Koehler		ment was received for record on the	1-
		21st day of August	10
- Grantor		at	85
Transamerica Title	SPACE RESERVED	in book / A.M., and record	
	FOR	Sook/reel/volume No M85	1
insurance Company	RECORDER'S USE	in book/reel/volume No. M85 page 13207 or as fee fail it	7
Insurance Company Trustee	- 03E	page 13207 or as fee/file/instrument/ microfilm/reception No 52307	1- 1
AFTER RECORD		Record in Reception No. 52307	
AFTER RECORDING RETURN TO		microfilm/reception No. 52307 Record of Mortgages of said County. Witness my hand	, []
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