

52307

ASPEN F-29026  
NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. M85 Page 13207

Reference is made to that certain trust deed made by JAMES N. KOEHLER

TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to  
in favor of WELLS FARGO REALTY SERVICES, INC., Trustee, as trustee,  
dated April 15, 1978, recorded May 18, 1978, in the mortgage records of  
Klamath County, Oregon, in book/real volume No. M-78 at page 10398, xxx  
for title insurance by xxxxxxxxxx, covering the following described real  
property situated in said county and state, to-wit:

Lot 15, Block 21, 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 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  
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:  
\$2,734.36 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  
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 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, to satisfy the  
obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee as pro-  
vided 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 December 26, 1985, 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.

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12 00 00  
12 00 00

13208

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: August 21/

19 85

ASPEN TITLE &amp; ESCROW, INC.

BY: *[Signature]*

Successor Trustee

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

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

(ORS 194.570)

STATE OF OREGON, County of Klamath

} ss.

The foregoing instrument was acknowledged before me this August 21, 19 85, by ANDREW A. PATTERSON

~~XXXXXXXXXXXXXXXXXXXX~~

secretary of

Assistant

ASPEN TITLE &amp; ESCROW, INC.

a Oregon

corporation, on behalf of the corporation.

*[Signature]*  
Notary Public for Oregon

My commission expires: 7-23-89

(SEAL)

My commission expires:

## NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

James N. Koehler

Grantor

To  
Transamerica Title  
Insurance Company

Trustee

AFTER RECORDING RETURN TO

Aspen Title & Escrow  
600 Main Street

Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$9.00

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 21st day of August, 19 85 at 11:02 o'clock A.M., and recorded in book/reel/volume No. M85 on page 13207 or as fee/file/instrument/microfilm/reception No. 52307

Record of Mortgages of said County.

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

NAME *[Signature]* TITLE Deputy