

CLERK OF DISTRICT COURT
 201 11-12-85
 MICHAEL C. WHITE

Vol. 1185 Page 17991

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by AMORY J. BETTLES,
 an estate in fee simple
 in favor of WILLIAM L. GANONG
 dated August 11, 1984, recorded August 14, 1984, in the mortgage records of
 Klamath County, Oregon, in book/reel/volume No. M84, 1984, in the mortgage records of
 fee/instrument/microfilm/reception No. 40031, (Indicate which), covering the following described real
 property situated in said county and state, to-wit:
 BLOCK 14, NORTH KLAMATH FALLS ADDITION TO THE CITY OF
 KLAMATH FALLS, in the County of Klamath, State of Oregon.

10-24-88
 10-22-88
 10-22-88

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 situated; 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:

1/2 of August 1985 payment in the amount of \$88.12 with interest thereon at the
 rate of 16%
 Any and all monthly payments due thereafter at the rate of \$176.24 with interest
 at 16%
 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:
 \$11,680.66 together with interest thereon at the rate of
 16% per annum from August 1, 1985.

Also, real property taxes yet unpaid and the roof repair

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 April 11, 1986, at the following place: 316 Main Street
 steps of the 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.

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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: AMORY J. BEETLES, Star Route Box 104, Clifton, OR 97624

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 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 November 4, 1985

Dolores B. Curtis
Beneficiary (State which)

STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this November 4, 1985, by

Dolores B. Curtis and
Evelyn Biehn

Michael C. Miller
Notary Public for Oregon
My commission expires: 10-24-88

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____, corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____ (SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 854)

Re: Trust Deed From AMORY J. BEETLES Grantor WILLIAM L. GANONG Trustee

AFTER RECORDING RETURN TO MICHAEL C. MILLER 601 Main Street, Suite 210 Klamath Falls OR 97601-6007

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 5th day of November 1985 at 11:31 o'clock A.M., and recorded in book/reel/volume No. M85 on page 17991 or as fee/tile/instrument/microfilm/reception No. 55121

Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By *Ann Smith* Deputy

Fee: \$5.00