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Vol. 1485 Page 18320

**18320**

55295' 08 2150T  
W100' 1ST INTERSTATE TOWER

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by James Allan Delonge

Mountain Title Company, Inc. \_\_\_\_\_, as grantor, to  
in favor of FinanceAmerica Corporation, an Oregon corporation \_\_\_\_\_, as trustee,  
dated November 16 \_\_\_\_\_, 1984, recorded November 26 \_\_\_\_\_, 1984, in the mortgage records of  
Klamath \_\_\_\_\_ County, Oregon, in book \_\_\_\_\_/volume No. M 84 \_\_\_\_\_ at page 19814 \_\_\_\_\_, or as  
fee/title/instrument/microfilm/reception No. 43511 \_\_\_\_\_ (indicate which), covering the following described real  
property situated in said county and state, to-wit:

The South 80 feet of Lot 388, Block 113, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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:

July 1985, \$190.00, August 1985, \$190.00, September 1985, \$190.00, October 1985, \$190.00. For a total of \$760.00. Grantor is delinquent to the first lienholder at this time. Property taxes are due for 1985-86.

**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:**

AS of November 5, 1985 the sum is \$8,662.83.

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 2:00 o'clock, P.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on March 26, 1986, at the following place: front entrance of Klamath County Courthouse-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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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 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 5, 1985, at \_\_\_\_\_, Oregon, John L. Langslet successor trustee of \_\_\_\_\_

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

STATE OF OREGON, County of Multnomah

The foregoing instrument was acknowledged before me this November 5, 1985, by John L. Langslet

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

Kyle Swern  
Notary Public for Oregon  
My commission expires: 7-16-89

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 884)

Re: Trust Deed From \_\_\_\_\_  
To \_\_\_\_\_ Grantor  
Trustee \_\_\_\_\_

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 12th day of November, 1985, at 2:48 o'clock P.M., and recorded in book/reel/volume No. M85, on page 18320 or as fee/file/instrument/microfilm/reception No. 55295

Record of Mortgages of said County. to Witness my hand and seal of County affixed.  
Evelyn Blehn, County Clerk

By P. M. Smith Deputy

AFTER RECORDING RETURN TO  
MARTIN, BISCHOFF, TEMPLETON, BIGGS & ERICSSON  
2900 7th ST. INTERSTATE TOWER  
PORTLAND, OR 97201  
(803) 224-3113

Fee: \$9.00