

55660

ATC 29387 Vol. M85 Page 18953  
NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Richard C. Jorgusen and Vickie L. Jorgusen, husband and wife, as grantor, to D. L. Hoots, as trustee, in favor of Security Savings and Loan Association, as beneficiary, dated December 4, 1978, recorded December 5, 1978 in the mortgage records of Klamath County, Oregon, in book/record volume No. M78 at page 27319, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 19, Block 14, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.  
(4995 Southview Drive -- Klamath Falls OR 97601)

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 \$578.61 each, commencing with the payment due July 1, 1985 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$46.32 as of November 12, 1985 and further late charges of \$7.72 on each delinquent payment thereafter; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, and plus the deficit reserve account balance of \$1007.81.

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:  
The sum of \$39,900.24 with interest thereon at the rate of 10.500% per annum from June 1, 1985, until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, and plus the deficit reserve account balance of \$1007.81.

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 1:05 o'clock, P.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on April 11, 1986 at the following place: front door - 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.

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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 13, 1985

GEORGE C. REINMILLER-Successor-Trustee

Trustee

Beneficiary

(State which)

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

STATE OF OREGON,

(ORS 194.570)

County of Multnomah

ss.

The foregoing instrument was acknowledged before me this November 13, 1985 by

GEORGE C. REINMILLER

STATE OF OREGON, County of

ss.

The foregoing instrument was acknowledged before me this

, 1985, by

president, and by

secretary of

corporation, on behalf of the corporation.

(SEAL)

Notary Public for Oregon

My commission expires: 2-22-87

Notary Public for Oregon

My commission expires:

(SEAL)

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

Richard C. Jorgusen and  
Vickie L. Jorgusen Grantor  
To

D. L. Hoots  
Trustee

AFTER RECORDING RETURN TO

George C. Reinmiller  
521 SW Clay, Suite 2000  
Portland, OR 97201

Fee: \$9.00

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 22nd day of November, 1985, at 11:34 o'clock A.M., and recorded in book/reel/volume No. 18953 on page 55660 or as fee/file/instrument/microfilm/reception No. 55660, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy