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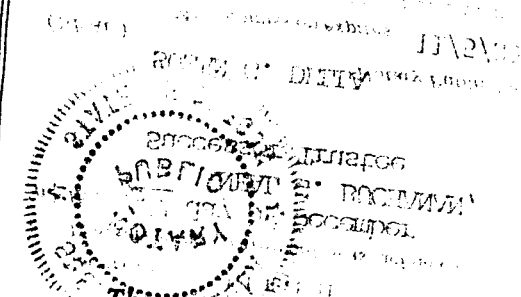
K-37680

Vol. 1485 Page 19945

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by IDA N. DANFORTH, husband and wife, JOEL A. DANFORTH and STEVEN P. COUCH in favor of BERNICE E. MABEY dated August 24, 1979, recorded August 24, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M79, fee/file/instrument/microfilm/reception No. 72908, at page 20245, or as property situated in said county and state, to-wit: (indicate which), covering the following described real

LOTS 10 and 11, Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT #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:

Grantor's failure to pay when due the following sums:

\$300.00 due on the 20th day of September, 1984 and like amount due on the 20th day of each month thereafter.

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:

\$51,340.26, plus interest on the sum of \$48,095.78 at the rate of Ten Percent (10%) per annum from September 14, 1984, plus Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

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 1:00 o'clock, P.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on April 14, 1986, at the following place: 601 Main St., Suite 210, 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: (see attached page for additional liens)

NAME AND LAST KNOWN ADDRESS
Donald Vernon Coombs, Beneficiary
223 Lytton, Klamath Falls, OR 97601

NATURE OF RIGHT, LIEN OR INTEREST
Trust Deed Recorded 12/14/81 at M81,P21379
Securing \$5,000.00

United States of America, IRS
Ogden, Utah

Federal Tax Lien Recorded October 24, 1983
Volume M83,P18297, Securing \$6,187.03
ID: Number 561-46-2733/Ser. No. OF 83

Oregon Department of Revenue
Salem, OR 97310

State Tax Lien Recorded April 23, 1984
at M84, Page 6697, Securing \$323.04

United States of America, IRS
Ogden, Utah

Federal Tax Lien Recorded October 5, 1984
Volume M84, Page 17221, Securing \$1,269.42
ID: Number 561-46-2733/Ser. No. M-84-1095

Oregon Department of Revenue
Salem, OR 97310

State Tax Lien Recorded June 17, 1985, Vol M85
P9097, Securing \$627.14

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: December 6, 1985

NEAL G. BUCHANAN, Successor Trustee

XXXXXXXXXXXXXXXXXXXXXXXXXXXX (State which)

(If the signer of this above is a corporation, the name of the corporation appears.)

(ORS 194.570)

STATE OF OREGON

STATE OF OREGON, County of _____ ss.

County of Klamath
The foregoing instrument was acknowledged before me this 6th day of December, 1985, by
NEAL G. BUCHANAN,
Successor Trustee

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

SUSAN G. DELLA Notary Public for Oregon
(SEAL) My commission expires: 11/5/89

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

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

GRANTOR
BETTY E. WATSON

TRUSTEE
IDA M. DYMLOKH

AFTER RECORDING RETURN TO

20138

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____. Record of Mortgages of said County. Witness my hand and seal of County affixed.

By _____ Deputy

WC Ranch Inc.
Registered Agent:
Pending Case Number 85-227-CV
Klamath County Oregon

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Steven P. Couch, Attorney
220 Main Street
Klamath Falls, OR 97601

Attorney fees or costs:
WC Ranch Inc. v. Danforth #85-227-CV

Return to:
Neal G. Buchanan
601 Main Street, Suite 210
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December _____ A.D., 19 85 at 3:13 o'clock P M., and duly recorded in Vol. 185 day
of Mortgages on Page 19945

FEE \$13.00

Evelyn Biehn,
By _____ County Clerk