

56371

ASPEN F-29311

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## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by husband and wife TED L. REED and BETH E. REED, TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as grantor, to in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, as trustee, dated March 8, 1979, recorded August 29, 1979, in the mortgage records of Klamath County, Oregon, in book/entry No. M-79 at page 20552, covering the following described real property situated in said county and state, to-wit:

Lot 5, Block 23, 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 May, June, July, August, September, October and November of 1985, in the amounts of \$71.92 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Deed of Trust.

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: \$3,091.44 plus interest and late charges, thereon from April 15, 1985, at the rate of EIGHT (8%) PERCENT 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 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 10:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on April 22, 1986, at the following place: ASPEN TITLE & ESCROW, INC., 600 Main Street, Klamath Falls, Klamath County, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

DEC 16 AM 11 43

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**NONE**

NATURE OF RIGHT, LIEN OR INTEREST

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.

ASPEN TITLE & ESCROW, INC.

Successor *Trustee*

**STATE OF OREGON.**

(ORS 194.570)

County of ..... } ss.

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

STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this  
December 9, 19 85, by ANDREW A. PATTERSON

XXXXXXXXXXXX Assistant

**Secretary of**

..... Secretary of .....  
**ASPEN TITLE & ESCROW, INC.**  
 One .....

and Oregon corporation, on behalf of the corporation

Notary Public for Oregon

**My commission expires:** 7/23/89

(SEAL)

***Notary Public for Oregon***

**My commission expires:**

(FORM No. 884)

STEVENSON LAW PUB. CO., PORTLAND, OR.

**Re: Trust Deed From**

Ted L. Reed

Beth E. Reed.....Grantor

Reed.....Grantor

**To** \_\_\_\_\_

Transamerica Title

Insurance Co. Trustee

**AFTER RECORDING RETURN TO  
ASPEN TITLE & ESCROW, INC**

600 Main Street  
Klamath Falls, Oregon 97601

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 16th day of December 1985 at 11:43

at 11:43 o'clock A.M., and recorded  
in book/reel/volume No. M85

page 20370 or as fee/file/instrument/  
microfilm/reception No. 56371

Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

County affixed.  
Evelyn Biehn, County Clerk

NAME \_\_\_\_\_

TITL.

By Ram Smith Deputy

**Fee: \$9.00**