## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by
Reference is made to that certain trust deed made by
LEGGITT , as trustee, TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, Trustee beneficiary,
in favor of WELLS FARGO REALTY SERVICES, INC., A CATTOLIA STREET OF August 15 19 78, in the mortgage records of dated May 19 19 78, recorded August 15 17890 or as
dated May 19, 19 78, recorded August 15 17890 or as
Klamath County, Oregon, in book/reer/voiding No.
property situated in said county and state, to-wit:
NTO DELLA SILUATOR III DOMA COMMINI ANTO TOTALO I

Lot 44, Block 28, 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 except as permitted by ORS 86.735(4).

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 June,

July, August, September, October, November and December of 1985 in the amounts of \$45.67 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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:

\$1,933.11 plus interest and late charges, thereon from May 15, 1985, at the rate of EIGHT (8%) PER CENT 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 ORS 86.705 to 86.795, and to cause to be sold elect to foreclose said trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold elect to foreclose said trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold elect to foreclose said trust deed by property which the granter had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the granter had or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said 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.

sonable fees of trustee's attorneys.	1:00 o'clock,A.M., in accord with the standard of time established
Said sale will be held at the nour or	1986 of the following place: ASPEN TITLE & ESCROW,
by ORS 187.110 onApril	1:00 o'clock,A.M., in accord with ASPEN TITLE & ESCROW,  1986, at the following place:ASPEN TITLE & ESCROW,  in the City ofKlamath Falls, County o
INC., 600 Main Street	State of Oregon, which is the hour, date and place last set for said sale
Klamath	, State of Oregon, which is the hour, duto the pro-

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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

NONE

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed remistated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due 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 ORS 86.753.

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	ured by said	d trust deed, and	the words "trustee"	any other person ov and "beneficiary"	ving an obli- include their
DATED: December 12	, 198.	ACHIE	TITLE & HOO		
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)  STATE OF OREGON,	Suc	ccessor Trus		A CONTRACTOR OF THE CONTRACTOR	
County of	∫ 88.	STATE OF ORI	EGON, County of	Klamath	
ne this	10 -	December	13 , 85.	AND DEL	before me this
,		Assistant ASPEN TIT	Secretary of		
(SEAL) Notary Public t  My commission expires:	i	Notary Public for My commission ex	Sandsake Oregon	Ocration, on behalf of the	CAND DE O
NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 824) STEVENS-NESS LAW PUB. GO., PORTLAND, OR.		, samueston ex		F OREGON, KI	ath %
Re: Trust Deed From  David C. Holloway  Elvinia O. Leggitt Grantor		•	ment was 16th day at 11:43	received for recon	in matrix d on the
To Transamerica Title Insurance Company Trustee AFTER RECORDING RETURN TO		PACE RESERVED FOR ECORDER'S USE	page 2038 microfilm/ Record of 1	or as fee/file/instruction No. 5637  Mortgages of said Communication	trument/
ASPEN TITLE & ESCROW, INC. 600 Main Street Klamath Falls, Oregon 97601	er street	ta de la companya de	County affi	icas mv hand a	seal of