Vol. Mos Page ASPEN F-29415 NOTICE OF DEFAULT AND ELECTION TO SELL 56380 , as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation , as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, Trusteeas beneficiary, ten title (instance of the following described real property situated in said county and state, to-wit: Lot 5, Block 46, Wract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon. £ Ę 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 C? 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 July, August, September, October, November and December of 1985, in the amounts of \$88.82 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: \$4,888.24 plus interest and late charges, thereon from June 7, 1984, at the rate of EIGHT AND ONE HALF $(8\frac{1}{2}\%)$ 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 ORS 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 rea-Said sale will be held at the hour of ..10:00...o'clock, ...A.M., in accord with the standard of time establishedsonable fees of trustee's attorneys., State of Oregon, which is the hour, date and place last set for said sale. Klamath.... 3369

Othersthan as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any in Thaving or claiming to have any lien upon or interest in the real property hereinabove described subsequent Others 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 '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: to the intergation the trustee in the trust deed, of of any suc-person in possession of or occupying the property, except: NAME AND LAST KNOWN ADDRESS NATURE OF RIGHT, LIEN OR INTEREST : pog τ_{ii} $\phi_{i,j}(t) \in \{0,1\}^{d}$ A DE LA 15 IS-9-A rong SURVER. 14° OL Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before ate last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment 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 before had no default occurred) and by curing any other default complained of herein that is capable of being cured by to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be 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 paving said sums or tender. had no default occurred) and by curing any other default complained of herein that is capable of being cured tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tender in a the performance necessary to cure the default. by paying all costs and expenses actually incurred in enforcing the tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tender ing 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 ing 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 ORS 86.753. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obli-In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes any successor in interest to the grantor as well as any other person owing an obli-gation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obli-gation, 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. 13 lif the signer of the above is a corporation use the form of acknowledgment opposite.) BX UNCLEU STATE OF OREGON, Successor Trustee County of ... (ORS 194.570) The foregoing instrument was acknowledged before STATE OF OREGON, County of me this December 1.5, 19 85, by Andrew A. Patterson The foregoing instrument was acknowledged before me this ···· , 19, by Assistant secretary of ASPEN TITLE & ESCROW, INC. (SEAL) a n Oregon Notary Public for Oregon My commission expires: Notary Public for Oregon Num, thu, orporation, on behalt of the porporation. NOTICE OF DEFAULT AND My commission expires: ELECTION TO SELL 7/23/89 STEVENS, NESS LAW PUS, FP. PONTLAND Res Trust Deed From Continue 1230000 STATE OF OREGON, Slart County of Slamath joe. John J. Maronde un I certify that the within instruorse, i Kay.J. Maronde......Grantor ment was received for record on the 16ch day of December 19.85 Transamerica Title at 11:43 o'clock A M., and recorded SPACE RESERVED -Insurance Company Trustee in book/reel/volume No. N85 on AFTER RECORDING RETURN TO Aspen Title & Escrow, Inc. RECORDER'S USE page 20398 or as fee/file/instrument/ Record of Mortgages of said County. Rlamath Falls, Oregon E OF DEFAULT AND ELECTION TO THE Witness my hand and seal of CIEM No. 684- POILE OF DEFAULT AND FLEE County affixed. 976d Evelyn Biehn, County Clerk NAME \$9.00 By Pager en Deputy