

56941

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Vol 1186

Page 264

Reference is made to that Trust Deed wherein VALLEY ACRES LAND CO.

MOUNTAIN TITLE CO.

WALLACE W. DINER and LOTTIE F. DINER

recorded in Official/Microfilm Records, Vol. 178, Page 14650 Klamath
covering the following-described real property in Klamath County, Oregon:

Lots 5 and 6, Block 17, SECOND ADDITION TO NI'IPOD RIVER PARK,
according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

Taxes \$ 389.76
Payment & Interest 3,553.52
Attorney's fees &
Costs

600.00

The sum owing on the obligation secured by the trust deed is:

\$4,543.28

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on June 30, 1986, at 10:00 o'clock a.m.
based on standard of time established by ORS 187.110 at Klamath County Courthouse
Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: 1/2, 19 86

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on Jan 2, 19 86 by Wallace W. Diner ss Trustee

Notary Public for Oregon — My Commission Expires: Feb 8, 1986

Certified to be a true copy.

Attorney for Trustee

STATE OF OREGON, County of Klamath
Filed for record on January 2, 19 86
and recorded in 1186 page 264 of mortgages.

Evelyn Biehn, County Clerk by Don Smith, Deputy

After recording return to:

Richard L. Garbutt

Attorney at Law

803 Main, Suite 201

Klamath Falls, OR 97601

Fee: \$5.00

8500 cl

'86 JAN 2 PM 2 49