

58632

ATC 29487

Vol 186 Page 3308

NOTICE OF DEFAULT AND ELECTION TO SELL

540-2267
LUF No. 3539/JW

Reference is made to that certain trust deed made by JOHN W. KELLER and CYNTHIA L. KELLER, husband and wife, as grantors, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of EQUITABLE SAVINGS AND LOAN ASSOCIATION, as beneficiary, recorded June 6, 1979, in the official records of Klamath County, Oregon, in Volume No. M79, page 13197, covering the following-described real property situated in said county and state, to wit:

Lot 16, Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

Commonly known as 5483 Knightwood Drive, Klamath Falls, Oregon.

There is a default by the grantors or other persons owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest; the default is: the failure to pay when due the following sums: monthly installments of \$565.97 each, beginning with August 1, 1985, until paid, plus monthly late charges of \$28.30 each, beginning April 16, 1985, until paid; real property taxes for the years 1984-85 and 1985-86 in the sums of \$933.55 and \$1,010.85, respectively, plus penalties and interest.

By reason of said default, the beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: \$52,436.91, with interest thereon at the rate of 12.25 percent per annum, from July 1, 1985, until paid, plus monthly late charges of \$28.30 each, beginning April 16, 1985, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

NOTICE IS HEREBY GIVEN that the beneficiary and trustee or their successors in interest, have elected and do hereby elect to sell at public auction to the highest bidder for cash the interest in the above-described property which the grantors had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantors or grantors successors in interest acquired after the execution of said trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee or successor trustee and the reasonable attorneys fees incurred.

Said sale will be held on July 17, 1986, at the hour of 10:00 o'clock, A.M., based on the Standard of Time as established by Section 187.110, Oregon Revised Statutes, at the following place: the front entrance of the Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed for said sale.

NOTICE IS FURTHER GIVEN that any person named in Section 86.753, Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults and by payment to the beneficiary of the entire amount then due other than such portion as

FEB 27 1986

3309

would not then be due had no default occurred, together with costs and trustee's and attorney's fees, at any time prior to five days before the date last set for said sale.

Dated February 24, 1986

Harry M. Hanna
Harry M. Hanna, Successor Trustee

FOR FURTHER INFORMATION
PLEASE CONTACT: Vena Sen Crowe
224-5930

STATE OF OREGON)
County of Multnomah) : ss.

Personally appeared the above-named Harry M. Hanna and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Vena Sen Crowe
Notary Public For Oregon
My Commission Expires: 11/16/90

AFTER RECORDING, RETURN TO:

NIEHAUS, HANNA, MURPHY,
GREEN, OSAKA & DUNN
Attention: Vena Sen Crowe
Benj. Franklin Plaza, 11th Floor
One Southwest Columbia
Portland, Oregon 97258

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D., 19 86 at 10:29 o'clock A M., and duly recorded in Vol. 27th day
of Mortgages on Page 3308

FEE \$9.00

Evelyn Biehn, County Clerk
By Phyllis Smith