

59837

K-38418
TRUSTEE'S NOTICE OF DEFAULT Vol. M80 Page 5529
AND ELECTION TO SELL AND OF SALE

Reference is made to those certain Trust Deeds wherein EDWARD C. DORE and JEANNE M. DORE, husband and wife, is Grantor; KLAMATH COUNTY TITLE COMPANY is Trustee; NEAL G. BUCHANAN, Attorney at Law, is Successor Trustee; and DAVE DAVIS and JOAN I. DAVIS, husband and wife is Beneficiary, recorded in Official/Microfilm Records, Volume M83, page 17322; Microfilm Records, Volume M83 page 17324; and Microfilm Records, Volume M83 page 17326 all of Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

"Lots 1, 2 and 3 Block 114, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, 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:

Promissory Note in the face amount of \$4,000.00 dated September 5, 1983, requiring payment in full on or before October 1, 1984, of the said sum of \$4,000.00 with interest thereon at the rate of Ten (10%) percent per annum from September 5, 1983 until paid.

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

\$4,000.00 plus interest at the rate of Ten (10%) per annum from 9/5/83 until paid,

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 August 13th, 1986, at 10:00 A.M., based on standard of time established by ORS 187.110 at 601 Main Street, Suite 210, Klamath Falls, Oregon, 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.

Date of Signature: April 3, 1986

Neal G. Buchanan
Successor Trustee

STATE OF OREGON/County of Klamath) ss.

The foregoing was acknowledged before me on April 3, 1986 by NEAL G. BUCHANAN.

Susan G. Wells
NOTARY PUBLIC FOR OREGON

Certified to be a true copy:

STATE OF OREGON/(County of Klamath) ss.

Filed for record on April 3, 1986, at 1:24
o'clock P.m. and recorded in M86 page 5529 of 1:24
mortgages.

Evelyn Biehn,

County Clerk

John Smith
Deputy

After Recording Return To:

Neal Buchanan

601 Main Street, Suite #210

Fee: \$9.00

Klamath Falls, Or 97601