

Klamath County, Oregon

JUN 28 1986

Vol. M83 Page 7463

60896

## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by LARRY H. HINES and LINDA J. HINES,

Klamath County, Title, Company

as grantor, to  
 as trustee,  
 in favor of Nathaniel R. Lawson and Imelda C. Lawson, husband & wife as beneficiary,  
 dated June 30, 1983, recorded July 1, 1983, in the mortgage records of  
 Klamath County, Oregon, in book/reel/volume No. M83 at page 10351, or as  
 fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lot 1, Block 303 of Darrow Addition to the City of Klamath Falls,  
 according to the official plat thereof on file in the office of the  
 County Clerk of Klamath County, Oregon.

2-53-10

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:

all monthly payments of \$168.00 from June, 1985 to the present,  
 11 payments in the total amount of \$1848.00

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:

\$20,799.23 plus interest thereon at the rate of 9% per annum  
 from September 13, 1985 until paid.

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 reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, A.M. in accordance with the standard of time established by ORS 187.110 on September 19, 1986, at the following place: Front steps, Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

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

City of Klamath Falls  
City Hall  
Klamath Falls, Or 97601

NATURE OF RIGHT, LIEN OR INTEREST

Improvement #295 docketed  
9/20/84 in Bond Lien Docket of  
the City of Klamath Falls,  
Card No. 64D, in the amount of  
\$925.80

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 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 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 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.

DATED: April 18, 1986

*Nathaniel Lawson*  
Trustee Beneficiary (State which)

(If the signer of the above is a corporation,  
use the form of acknowledgment opposite.)  
STATE OF OREGON, ) ss.

(ORS 194.570)

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

County of Klamath  
The foregoing instrument was acknowledged before  
me this 18th April 1986, by  
Nathaniel R. Lawson and  
Imelda C. Lawson,

Notary Public for Oregon

(SEAL) My commission expires: 5-23-90

**NOTICE OF DEFAULT AND  
ELECTION TO SELL**

(FORM No. 824)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Larry H. Hines and

Linda J. Hines

Grantor

To

Klamath County Title Co

Trustee

AFTER RECORDING RETURN TO

Gary L. Hedlund  
303 Pine St.  
K. Falls, Or 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
1st day of May, 1986,  
at 8:32 o'clock A.M., and recorded  
in book/roll/volume No. M86  
page 7563 or as fee/file/instrument/  
microfilm/reception No. 60896

Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By *Evelyn Biehn* Deputy

Fee: \$9.00