

63627

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

Vol. 1480 Page 12290Reference is made to that Trust Deed wherein VALLEY ACRES LAND CO.

MOUNTAIN TITLE CO., Is Grantor;
WALLACE W. DINER and LOTTIE F. DINER, Is Trustee; and
 recorded in Official/Microfilm Records, Vol. 178, Page 14650 Klamath, Is Beneficiary,
 covering the following-described real property in Klamath County, Oregon:

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

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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:

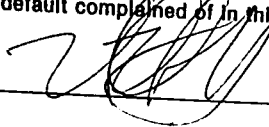
\$4,543.28

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, 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.

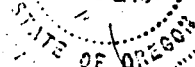
Dated: 11/14, 1986.


Trustee

STATE OF OREGON, County of KlamathThe foregoing was acknowledged before me on January 14, 1986 by Richard L. Garbutt, ss

Richard L. Garbutt Notary Public for Oregon — My Commission Expires: 11/13, 1989

Certified to be a true copy



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on 11/14, 1986, at 10:00 o'clock a.m.
 and recorded in 11 page 1 of mortgages.

County Clerk by Richard L. Garbutt, Deputy

After recording return to:

Richard L. Garbutt
 Attorney at Law
 803 Main, Suite 201
 Klamath Falls, OR 97601

AFFIDAVIT OF MAILING

Pursuant to the recording of Trustee's Notice of Default and Election to Sell that certain land, the subject of a Trust Deed, wherein Valley Acres Land Co. was the Grantor and Wallace W. Diner and Lottie F. Diner were the beneficiaries;

I hereby certify that I served the foregoing Trustee's Notice of Default and Election to Sell and of Sale on:

Cecil E. Elliott
29410 Highway 91
Barstow, CA 92311

Douglas Osborne
439 Pine Street
Klamath Falls, OR 97601

David and Norma Frost
c/o Marvin Waring
745 California
North Bend, OR 97459

Robert & Sara Holcombe
c/o Investment Strategy Inc.
375 W. Fry Boulevard
Sierra Vista, AZ 85635

Webb Wilson Insurance
520 Klamath Avenue
Klamath Falls, OR 97601

Klamath Basin Collection
131 S. 6th
Klamath Falls, OR 97601

Fun Factory, Inc.
c/o Ray Pike
520 S. Rock Boulevard
Reno, Nevada 89502

Robert D. Hawkins
c/o Clinton D. Simpson
Post Office Box 11616
Eugene, OR 97440

Ralph Brown
c/o Marvin Waring
745 California
North Bend, OR 97459

State of Oregon
Employment Division
801 Oak Street
Klamath Falls, OR 97601

Fun Factory, Inc.
c/o William Harper
529 W. 2nd Street
Reno, Nevada 89503

Joe Greene Investment Co.
c/o John Svoboda
Wiswall, Svoboda, Thorp, & Dennett
Attorneys at Law
644 N. A Street
Springfield, OR 97477

Century 21 Showcase Realtors
2927 S. 6th Street
Klamath Falls, OR 97601

Century 21 Production Realty
5220 S. 6th Street
Klamath Falls, OR 97601

on the 14th day of January 1986, by mailing to said persons a true and correct copy thereof, certified as such by Richard L. Garbutt. I certify that said copy was placed in a sealed envelope addressed to said persons at their regular addresses listed above, and deposited in the post office at Klamath Falls, Oregon, by first class mail, certified, return receipt requested, on the 14th day of January, 1986, and that postage thereon was prepaid. Between the said post office and the addresses to which said copy was mailed, there is a regular communication by U. S. Mail.

DATED this 14th day of January, 1986.

Linda Fahey
Linda Fahey

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of July A.D., 19 86 at 2:12 o'clock P M., and duly recorded in Vol. M86
of Mortgages on Page 12290

FEE \$9.00

Evelyn Biehn, County Clerk
By [Signature]