

64485

TRUSTEE'S NOTICE OF DEFAULT Vol. M86 Page 13877 AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein JOSEPH M. RIVERA and SONIA E. RIVERA

MOUNTAIN TITLE COMPANY, INC.
DOLLY SMITH

recorded in Official/Microfilm Records, Vol. M84, Page 13795, is Grantor;
covering the following-described real property in Klamath County, Oregon, is Trustee; and
Klamath County, Oregon, is Beneficiary,

Lots 15 and 16 in Block 10, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

1986 AUG 6 PM 2 34

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:

Payments and Interest	\$ 926.55
Taxes	129.78
Attorneys fees and costs	650.00

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

\$1706.33

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

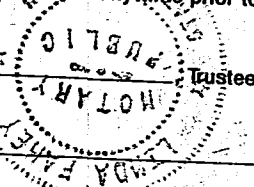
Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on December 15, 19 86, at 11:00 o'clock a.m. based on standard of time established by ORS 187.110 at Klamath County Courthouse, Klamath Falls, 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 Aug. 6, 19 86.

Phil Studenberg



STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on August 6, 19 86 by Phil Studenberg

Linda Fisher

Notary Public for Oregon — My Commission Expires: 11/13, 19 86

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on August 6, 19 86 at 2:34 o'clock P.m. and recorded in M86 page 13877 of mortgages.

Evelyn Biehn

County Clerk by *Bgm Smith*, Deputy

After recording return to:

Fee: \$5.00

Phil Studenberg

803 Main, #201

Klamath Falls, Ore

97601

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