NOTICE OF DEFAULT AND ELECTION TO SELL -Oregon Trust Deed Ser 64520 Gradense ASPEN F-30010 C<01 Vol_M80_Page_ NOTICE OF DEFAULT AND ELECTION TO SELL Reference is made to that certain trust deed made by JAMES D. CODY and BARBARA J. MOUNTAIN TITLE COMPANY TARK T TAMAD Schoneficiery in favor of <u>JACK T. JAMAR</u> dated <u>April 15</u> Klamath County Oredon in book/reattendence, No M_81 of node 7185 verses ALCHINALII KARANA KA property situated in soid county and state, to-wit: Lot 18, Block 4, Tract No. 1021, WILLIAMSON RIVER KNOLL, in the County of Klamath, State of Oregon. 34 TOGETHER WITH an undivided 1/80th interest in and to the following described property: 0 Ξ The Easterly (i0 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll ~ Subdivision and North of the Williamson River. **T**EL 5 The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary a annointments of a successor-trustee have been made except as recorded in the mortfade records of the country 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 and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the country 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 there is now remaining secured by the said trust deed or, if such action has been instituted. 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 to recover such action has been dismissed excent as permitted by ORS 86 73574). Ection has been dismissed except as permitted by UKS 80.735(4). There is a default by the grantor or other person owing an obligation, the performance of which is secured by "ust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of There is a detault by the grantor or other person owing an obligation, the pertormance 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 detault for which foreclosure is made is grantor's failure to pay when due the following 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 Monthly installments of principal and interest due for the months of March, April, May June July August Sentember October November and December of 1985, and January, May, June, July, August, September, October, November and December of 1985, and January, Fabruary March Anril New June and July of 1086 in the amounts of \$80.20 crob. February, March, April, May, June, and July, of 1986, in the amounts of \$89.20 each; and subsequent install works of 14ke amounts. Subsequence amounts for approximate due and subsequent installments of like amounts; Subsequent amounts for assessments due By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust by reason or said derawn, the beneficiary has declared an sums own deed immediately due and payable, said sums being the following, to-wit: \$6,445.66 plus interest and late charges, thereon from March 5, 1985, at the rate of TEN (10%)PER CENI PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed of Trust. Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby to foreclose said trust deed by advertisement and sale oursuant to ORS 86 705 to 86 795, and to cause to be sold 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 suction to the highest bidder for cash the interest in the said described property which the grantor hed or elect to foreclose said trust deed by advertisement and sale pursuant to URS 30.705 to 30.795, 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 neuron to convey at the time of the execution by him of the trust deed todether with any interest the grantor had, or 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 tinks of the execution by him of the trust deed, together with any interest had, or or his successors in interest accusived after the execution of the trust deed to satisfy the obligations secured by said had the power to convey, at the time of the execution by film 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 reaor 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 reale fees of trustee's attorneys. Said sale will be held at the hour of 9:55 o'clock, A. M., in accord with the standard of time established by ORS 187.110 on Klemath

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