

K-38828

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NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by JAMES A. FLOYD and CAROLE A. FLOYD

Mountain Title Co., as grantor, to
in favor of First Interstate Bank of Oregon, N.A., fka First Nat'l Bank of Oregon, as trustee,
dated December 1, 1976 recorded December 2, 1976 in the mortgage records of
Klamath County, Oregon, in book/entry volume No. M76 at page 19368, or as
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

Lots 4 and 5 Block 10, Buena Vista 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. (738, 740, 742, 744 W. Oregon Avenue -- Klamath Falls OR 97601)

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: Monthly installments of \$801.51 each, commencing with the payment due October 1, 1985 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$991.36 as of August 11, 1986 and further late charges of \$32.05 on each delinquent payment thereafter; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by terms of the Trust Deed, and plus the deficit reserve account balance of \$508.58.

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:

The sum of \$9,432.63 with interest thereon at the rate of 8.00% per annum from September 1, 1985, until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by terms of the Trust Deed, and plus the deficit reserve account balance of \$508.58.

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 1:00 o'clock, PM, in accord with the standard of time established by ORS 187.110 on January 30, 1987 at the following place: front door - 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.

*86 AUG 20 PM 3 27

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

NATURE OF RIGHT, LIEN OR INTEREST

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: August 18, 1986

GEORGE C. REINMILLER Successor-Trustee

Trustee

Beneficiary

(State which)

(If the signer is a notary public, use the form of a notary public.)

STATE OF OREGON

(ORS 194.570)

STATE OF OREGON, County of Klamath ss.

County of Klamath

The foregoing instrument was acknowledged before me this

The foregoing instrument was acknowledged before me this August 18, 1986 by

GEORGE C. REINMILLER

_____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Amy B. Allen
Notary Public for Oregon

Notary Public for Oregon

(SEAL)

(SEAL)

My commission expires: 6-23-90

My commission expires: 11-11-88

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 144)

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

Re: Trust Deed From

JAMES H. FLOYD and CAROL A. FLOYD

Grantor

To: Mountain Title Co.

Trustee

AFTER RECORDING RETURN TO

George C. Reinmiller
521 SW Clay, Suite 2000
Portland, OR 97201

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of August, 1986, at 3:27 o'clock P.M., and recorded in book/reel/volume No. 1886 on page 14972 or as fee/file/instrument/microfilm/reception No. 65039, Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
By *Amy B. Allen* Deputy

Fee: \$9.00