

## NOTICE OF DEFAULT AND ELECTION TO SELL

540-2742/AO  
LUF No. 4133/DP

Reference is made to that certain trust deed made by Marva L. Drew as grantor, to Harry M. Hanna, as trustee, in favor of The Benj. Franklin Federal Savings and Loan Association, as beneficiary, recorded April 10, 1984, in the official records of Klamath County, Oregon, as Volume M84, Page 5901, covering the following-described real property situated in said county and state, to wit:

LOT ONE (1) AND THE NORTHWEST 35 FEET OF LOT TWO (2), IN BLOCK FORTY-SIX (46), HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON. SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON.

Commonly known as 647 Pacific Terrace, Klamath Falls, Oregon 97601.

There is a default by the grantor or other persons owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest; the default is: the failure to pay when due the following sums: monthly installments of \$204.83 each, beginning with August 1, 1985, until paid, real property taxes for the years 1985-86 in the sum of \$1,249.98 plus penalties and interest.

By reason of said default, the beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: \$14,633.13, with interest thereon at the rate of 14.5 percent per annum, from July 1, 1985, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

NOTICE IS HEREBY GIVEN that the beneficiary and trustee or their successors in interest, have elected and do hereby elect to sell at public auction to the highest bidder for cash the interest in the above-described property which the grantor had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantor or grantor's successor in interest acquired after the execution of said trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee or successor trustee and the reasonable attorneys fees incurred.

Said sale will be held on January 21, 1987, at the hour of 10:00 o'clock, A.M., based on the Standard of Time as established by Section 187.110, Oregon Revised Statutes, at the following place: The front entrance of the Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed for said sale.

NOTICE IS FURTHER GIVEN that any person named in Section 86.753, Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults and by payment to the beneficiary of the entire amount then due other than such portion as would not then be due had no default occurred, together with

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costs and trustee's and attorney's fees, at any time prior to five days before the date last set for said sale.

Dated Aug 29, 1986

Harry M. Hanna  
Harry M. Hanna, Trustee

FOR FURTHER INFORMATION  
PLEASE CONTACT: April Olbrich  
224-5930

STATE OF OREGON            )  
                                  : ss.  
County of Multnomah    )

Personally appeared the above-named Harry M. Hanna and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

April Olbrich  
Notary Public For Oregon

My Commission Expires: 10-16-89

AFTER RECORDING, RETURN TO:

NIEHAUS, HANNA, MURPHY,  
GREEN, OSAKA & DUNN  
Attention: April Olbrich  
Benj. Franklin Plaza, 11th Floor  
One Southwest Columbia  
Portland, Oregon 97258

STATE OF OREGON: COUNTY OF KLAMATH:   ss.

Filed for record at request of \_\_\_\_\_ the 4th day  
of September A.D. 19 86 at 11:17 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Mortgages \_\_\_\_\_ on Page 15931

FEE \$9.00

Evelyn Biehn, County Clerk  
By Pat Smith