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K-38918

STEVENS-NESS LAW PUB. CO., PORTLAND, OR 97204

Vol. 186 Page 16574

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by

DORIS H. SLUSHER

in favor of TRANSAMERICA TITLE INSURANCE*, as grantor, to
dated June 4, 1979, recorded June 8, 1979, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M79, at page 13468, or as
fee/title/instrument/microfilm/reception No. (indicate which), covering the following described real
property situated in said county and state, to-wit: See Exhibit "A" attached hereto.

*The beneficiary has appointed Charles P. Starkey, Esq. as successor trustee.
**The beneficial interest was assigned to the Housing Division, Department of
Commerce, State of Oregon, by Assignment dated June 4, 1979, recorded June
8, 1979, in Volume M79, page 13472, Mortgage Records of Klamath County,
Oregon; re-recorded June 27, 1979, in Volume M79, page 15186, Mortgage
Records of Klamath County, Oregon.

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: The payments of principal and interest due May 1, 1986 and on the
first (1st) day of each month thereafter in the amount of \$209 each, plus
late charges totalling \$12.04, all totalling \$1,057.04.

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 principal balance
owing in the amount of \$20,258.41, plus interest accrued thereon at the
rate of 7.25% per annum from April 1, 1986, until paid in full, plus late
charges totalling \$12.04, plus the cost of a foreclosure report in the
amount of \$177, plus other costs and disbursements incurred in the course
of this proceeding.

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 rea-
sonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, A.M., in accord with the standard of time established
by ORS 187.110 on January 22, 1987, at the following place: Klamath County Courthouse,
316 Main Street, Klamath Falls, County of
Klamath, State of Oregon, which is the hour, date and place last set for said sale.

SEP 15 AM 11 31

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 September 11, 1986

Charles P. Starkey, Trustee

STATE OF OREGON

Trustee Beneficiary (State which)

County of Multnomah

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this September 11, 1986, by Charles P. Starkey

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: June 5, 1988

Notary Public for Oregon
My commission expires: _____

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

Doris H. Slusher

Grantor

To Charles P. Starkey, Esq.

Trustee

AFTER RECORDING RETURN TO

Charles P. Starkey, Esq.
Weiss, DesCamp, Botteri & Huber
111 S.W. Fifth Ave., Suite 2300
Portland, Oregon 97204

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____ Record of Mortgages of said County. Witness my hand and seal of County affixed.

By _____ Deputy

EXHIBIT "A"

16576

Legal Description

The Southerly 34 feet of the Easterly 88 feet of Lot 4, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, and the Northerly 5 feet of the Easterly half of Lot 5, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, and also a strip of land 2 feet wide of the Southerly 34 feet of the Easterly end of the Westerly 90 feet of Lot 4, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ September _____ A.D., 19 86 at 11:31 o'clock _____ the 15th day
of _____ Mortgages _____ on Page 16574 _____ M86

FEE \$13.00

Evelyn Biehn,
By _____ County Clerk
E. Biehn