TITO TOTOGO TO SELL-Portland, OR 97201 George C. Reinalitier NOLICE OF DEFAULT AND EFFCLION TO SETT. Reference is made to that certain trust deed made by Gary A. Beauchamp and Catherine D. Beauchamp, husband and wife Transamerica Title Insurance Co. husband and wife in favor of First Interstate Bank of Oregon, N.A., fka First National Bank of Oregon, as trustee, dated May 22 Heart 19 78, recorded May 26 19 78, in the mortgage records of Klamath Secretary, Oregon, in book/rett/voltate/No. M78 at page 11279, or as tee/file/instrument/microfilm/reception No.(indicate which), covering the following described real property situated in said county and state, to-wit: o medik grajan sagaban ELECTION TO SELL diserbing to other de-MOTICE OF DEFAULT AND My commission expense. GEORGE 8: BEINMILLINER and the same that the first arthursh

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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; turther, 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 \$252.76 each, commercing with the payment due April 1, 1996 and continuing each month until this trust deed is reinstated or goes to Thustee's sale; plus accrued late charges of \$60.01 as of September 16, 1996 and further late charges of \$10.11 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 less the reserve account balance of \$195.60.

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 \$20,732.21 with interest thereon at the rate of 8.75% per arrum from March 1, 1986, until paid; plus all fises, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property of its interest therein during the parlency of this proceeding, evidence that taxes are paid as provided by terms of the Trust Deed, and less the reserve account balance of \$195.69.

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 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.

sonable fees of trustee's attorneys.

Said sale will be held at the hour of 1:00

by ORS 187.110 on March 21

Klamath County Courthouse

Klamath

Klamath

State of Oregon, which is the hour, date and place last set for said sale.

A portion of Lots 6 and 7, Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the WEst line of California Avenue with the Southwesterly line of Gobi Street; thence Northwesterly along the Southwesterly line of Gobi Street 44 feet; thence Southwesterly 107 feet, more or less, to a point on a line radial to the curve of California Avenue at a point 28.35 feet South from the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street, said point being 126.5 feet Westerly from the Westerly line of California Avenue along said radial line; thence Easterly along said radial line 126.5 feet, more or less to the Westerly line of California Avenue; thence Northerly along the West line of California Avenue a distance of 28.35 feet to the point of beginning.

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Other than as shown of record, person having or claiming to have any to the interest of the trustee in the trust person in possession of or occupying the NAME AND LAST KNOWN AI	DDRESS ()	NATURE OF RIGHT, LIE	or of any lessee or off
Notice buildings fines that that of a control of a said reset aloud by adding a position of the fightest indicate and the property of the fightest indicate and the provers to conver, of the angular field and the said and the said and the said and the fightest about the particular said and the said.	int the execution of the father. The execution be turn of the for each the receiver	et former i 1900 e somegoverne liberari. Referencias e somegoverne e statistica e percent. 1900 e sometom en regel antico tano e poce-	o trataga na para tang atau atau atau atau atau atau atau ata
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Notice is further given that any per the date last set for the sale, to have this to the beneficiary of the entire amount the had no default occurred) and by curing tendering the performance required undering the performance necessary to cure the obligation and trust deed, together with ORS 86.753. In construing this notice, the mascurplural, the word "grantor" includes any sugation, the performance of which is secured respective successors in interest, if any	any other default comporting the obligation or trust dededefault, by paying all contrustee's and attorney's in the obligation of trustee's and attorney's in the default.	portion of the principal as lained of herein that is cap sed, and in addition to payi lasts and expenses actually in fees not exceeding the and	would not then be du would not then be du pable of being cured by ang said sums or tender curred in enforcing the bunts provided by said
DATED: September 22,	, 19 86 GEORG	E C. REINMILLER	neth lary" include their
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