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NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. M80 Page 18264

Reference is made to that certain trust deed made by Alan De Le Houssaye

Transamerica Title Insurance Company, as grantor, to  
in favor of Tina Rundle, aka Tina Carson and Tina Van Voorhis, as trustee,  
dated January 27, 1984, recorded May 3, 1984, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M-84, at page 7414, or as  
fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real  
property situated in said county and state, to-wit:

The NE 1/4 Section 13, Township 35 South, Range 12 East of the Willamette  
Meridian, in the County of Klamath, State of Oregon

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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; further, that no action, suit or proceeding has been  
instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action or  
proceeding has been instituted, such action or proceeding has been dismissed.

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:

September 6, 1985, and payment due each consecutive month through and including  
October 6, 1986, in the sum of \$85.98 each on promissory, installment note, secured by  
trust deed, with interest at the rate of 10% per cent per annum from due dates, plus  
real property taxes, including accrued interest and penalties.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately  
due and payable, said sums being the following, to-wit:  
\$3,790.72 balance due and owing, with 10% per annum from July 31, 1985, until paid,  
plus unpaid real property taxes, including accrued interest and penalties

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 Oregon Revised Statutes Sections 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 prop-  
erty 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 pro-  
vided by law, and the reasonable fees of trustee's attorneys.  
Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Time as established by Section  
187.110 of Oregon Revised Statutes on FEBRUARY 17, 1987, at the following place: Law office of Glenn  
D. Ramirez, 514 Walnut Street, in the City of Klamath Falls, County of  
Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

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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:

18265

NAME AND LAST KNOWN ADDRESS  
Alan De Le Houssaye  
561 Commercial Street, #1  
San Francisco, CA 94080  
Transamerica Title Company  
P.O. Box 16016 / 12360 E. Burnside St.  
Portland, OR 97216

NATURE OF RIGHT, LIEN OR INTEREST  
Grantor

Prior trustee

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date for said sale.

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 persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: OCTOBER 6, 1986

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,  
County of Klamath  
October 6, 1986

Personally appeared the above named Glenn D. Ramirez as Successor Trustee and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
GLENNE L. HUSTEAD  
Notary Public for Oregon  
My commission expires 1/14/89

(ORS 93.490)

Trustee  
Beneficiary  
(State which)

STATE OF OREGON, County of \_\_\_\_\_

Personally appeared \_\_\_\_\_, 19\_\_\_\_, who, being duly sworn, did say that he is the \_\_\_\_\_ ss.

of \_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

Re: Trust Deed From

Alan De Le Houssaye

To Grantor  
Glenn D. Ramirez, Successor Trustee

AFTER RECORDING RETURN TO  
GLENN D. RAMIREZ  
814 Walnut Street  
Klamath Falls, Oregon 97601  
Telephone (503) 384-9275  
OSB #52091  
CSB #25942

SPACE RESERVED FOR RECORDER'S USE

Fee: \$9.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of October, 1986, at 10:22 o'clock A.M., and recorded in book/reel/volume No. 18264 or as fee/file/instrument/microfilm/reception No. 65822. Record of Mortgages of said County.

Witness my hand and seal of County affixed.  
By Evelyn Biehn, County Clerk  
NAME  
Deputy