

67458

NOTICE OF DEFAULT AND ELECTION TO SELL

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ATC 30411

540-2884/KH  
LUF No. 4283/BB

Reference is made to that certain trust deed made by Allan D. Emmons and Juliana C. Emmons, husband and wife, as grantors, to Transamerica Title Insurance Company as trustee, in favor of Equitable Savings and Loan Association, an Oregon corporation, as beneficiary, recorded June 15, 1979, in the official records of Klamath County, Oregon, as Volume M79, Page 14229, covering the following-described real property situated in said county and state, to wit:

Lots 28 and 29, Block 10, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

Commonly known as 4405 Peck Drive, Klamath Falls, Oregon 97601.

There is a default by the grantors 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 \$334.72 each, beginning with April 1, 1986, until paid, plus monthly late charges of \$15.72 each, beginning April 16, 1986, until paid; real property taxes for the years 1985-86 in the sum of \$605.00, plus penalties and interest; deferred interest in the sum of \$2,473.35.

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: \$29,244.35, with interest thereon at the rate of 12 percent per annum, from March 1, 1986, until paid; deferred interest in the sum of \$2,473.35; 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 grantors had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantors or grantors' 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 March 5, 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, 316 Main Street, 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 costs and trustee's and attorney's fees, at any time prior to

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five days before the date last set for said sale.

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Dated 10-22-86

Harry M. Hanna  
Harry M. Hanna, Successor Trustee

FOR FURTHER INFORMATION  
PLEASE CONTACT: Kathy Hettinga  
224-5930

STATE OF OREGON )  
County of Multnomah ) ss.

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



Before me:

Kathy J. Hettinga  
Notary Public for Oregon  
My Commission Expires: 10-12-90

AFTER RECORDING, RETURN TO:

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 86 at 11:15 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Mortgages on Page 19363

FEE \$9.00

Evelyn Biehn, County Clerk  
By [Signature]