

NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: John L. Peppard and Deborah J. Peppard  
Trustee: Transamerica Title Insurance Co.  
Successor Trustee: Bruce Kellington, Attorney  
Beneficiary: Amfac Mortgage Corporation  
Holder of Beneficial Interest: Federal National Mortgage Association
2. Property covered by trust deed:  
Lot 9 and the East 20 feet of Lot 10 in Block 6 of Lenox according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
3. Trust deed was recorded on March 19, 1974, in Volume M74, Page 3561, Mortgage Records, Klamath County, Oregon.
4. Default for which foreclosure is made is the failure to pay the following: The monthly installment of \$130.98 per month beginning with the installment due March 1, 1986, and monthly installments in the same amount due the 1st day of each month thereafter.
5. The sum owing on the obligation secured by the trust deed is: \$8,895.37, together with interest thereon at the rate of 8.5% per annum from February 1, 1986, until paid, plus accumulated late charges at the rate of 4% of any installment not paid within 15 days of the due date, plus trustee's fees, attorney fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of said trust deed.
6. The beneficiary has and does elect to sell the property to satisfy the obligation.
7. The property will be sold in the manner prescribed by law on June 5, 1987, at 10:30 o'clock a.m., based on the standard of time as established by ORS 187.110, at the front door of the Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, Oregon.
8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

DATED this 5 day of December, 1986.

Bruce Kellington  
Bruce Kellington - Trustee

STATE OF OREGON )  
County of Jackson ) ss.

22575

On this 5 day of December, 1986, personally appeared the above named Bruce Kellington and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Shirley L. Crocker  
Notary Public for Oregon  
My Commission Expires 2/25/87

Return to: Bruce Kellington  
15 Newtown Street  
Medford, Oregon 97501

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 8th day  
of December A.D., 19 86 at 3:56 o'clock P M., and duly recorded in Vol. M86  
of Mortgages on Page 22574

FEE \$9.00

Evelyn Biehn, County Clerk  
By Sam Smith