

69266

Vol 1780 Page 22968

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain <sup>second</sup> trust deed made by RONALD ROOT and P. LAURA ROOT, husband and wife, as grantor, to Klamath County Title Company, as trustee, in favor of JAMES W. SELWAY and MARTA ELLEN SELWAY, husband and wife, as beneficiary, dated November 30, 1979, recorded December 6, 1979, in the mortgage records of Klamath County, Oregon, in Book 1780 / Page 28209, fee/file/instrument/microfilm/reception No.                      at page 28209, or as property situated in said county and state, to-wit:

Lot 1 in Block 2 of Tract No. 1114, according to the official plat thereof on file in the office of the County Clerk 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, 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:

\$6,819.08, plus interest at the rate of ten percent per annum from May 1, 1985.

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:

\$6,819.08, plus interest at the rate of 10 percent per annum from May 1, 1985.

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 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 reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on April 16, 1987, at the following place: Klamath County Courthouse, 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.

DEC 12 PM 2 52

CH 900

22969

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 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: December 12, 1986

Trustee

Beneficiary

(State which)

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

(ORS 93.490)

STATE OF OREGON,

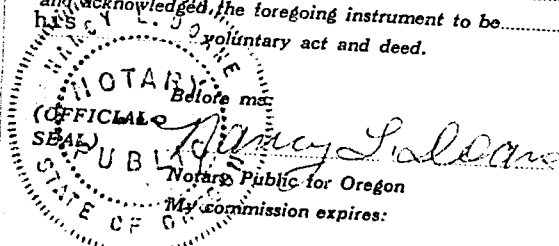
County of Klamath

} ss.

December 12, 1986

Personally appeared the above named  
Richard N. Belcher

and acknowledged the foregoing instrument to be  
his voluntary act and deed.



STATE OF OREGON, County of

} ss.

Personally appeared

who, being duly sworn, did say that he is the

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)

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

Re: Trust Deed From

ROOT

Grantor

SELWAY

To

Trustee

AFTER RECORDING RETURN TO  
ZAMSKY & BELCHER  
601 Main Street  
Klamath Falls, OR 97601

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 12th day of December, 1986, at 3:15 o'clock P.M., and recorded in book/reel/volume No. M86 on page 22968 or as fee/file/instrument/microfilm/reception No. 69266, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy