FORM No. 884 NOTICE OF DEFAULT AND ELECTION TO SELL 7784 Oregon 3160 ASPEN F-30501 KISWSEI 600 Main Street NOTICE OF DEFAULT AND ELECTION TO SELL Vol. AN TICLE & ESCION - INC. Page Reference is made to that certain trust deed made by ______ROBERT_H___BERMAN, a single_man____ TRANSAMERICA TITLE INSURANCE COMPANY , as grantor, to in favor of WELLS FARGO REALTY SERVICES. Inc., A California Corporation, Trustee as beneficiary, Lot 2, Block 42, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon. and the formation of the second states of the second states and the second states and the second states and the anna màtha a varaga My commission explosit 7123/20 Hatary Public for Oregon Relary Public for Greens ologoji Vorm VERY ALLER STRUCTURE VIELS we grap Press and the second The torepoint instrument was mathematical before Assistant several a A CONTRACTOR AND A CONTRACT OF A CONTRACT. CHARACE Pabruary 25 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 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 has been instituted to recover or counties in which the above described real property is situate; lutther, 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). iction has been dismissed except as permitted by UKS 80./35(4). There is a default by the grantor or other person owing an obligation, the performance of which is secured by I here is a detault by the granior or other-person owing an congation, 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 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 principal and interest due for the months of May, June, July, August, September, October, November and December of 1986, and January and February of 1987, in the amounts of \$54.70 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed. Whether many and attenues free way breast, a 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 with the source of the said sums being the following to with the said sums being the said sums being the following to with the said sums being the said sums being the following to with the said sums being the \$2,110.59 plus interest and late charges, thereon from April 22, 1986, at the rate of EIGHT AND ONE HALF (8%) PER CENT per annum until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note 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 the interact in the article and the cause to be sold the interact in the article article article and the interact in the article articl elect to toreclose said trust deed by advertisement and sale pursuant to UKS 00.103 to 00.103, 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 at public auction to the highest brader 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 - his provide interest to constitute the constitute of the trust deed, to obtain the children provide the grantor had by and had the power to convey, at the time of the execution by tim of the trust deed, together with any microst the gramor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust doed and the converses of the sale including the componentions of the trustee of provided by the and the top or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by satu 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 10:05 o'clock, A. M., in accord with the standard of time established by ORS 187.110 on July 13 up 13 up 19, 87, at the following place: ASPEN TITLE & ESCROW, INC., 600. Main Street State of Oregon which is the hour date and place last set for said sale Klamath

The 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: ()2 0.100%

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Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753. Submitting anonype for which enough for

The 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 person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any a many location is made in the

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FORM NO. STA-NOTICE OF DEPAULT AND ELECTION IS SELE-Drayer Trut Deed Former

DATED: February 25 (In Station	, <i>19</i> .87	Bkilligh	ultalles
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			an a
STATE OF OREGONMON USEDA CELILINS	Spar 20	STATE OF OREGON,	County of Klamath)ss.
County of) ss.		The for	egoing instrument was acknowledged before me this
The foregoing instrument was acknowledg	ed before	February 25	19.87. by ANDREW A. PATTERSON
me this, 19, by		Acceletant	MAXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
		ASPEN TITLE &	ESCROW, INC.
		a	ff corporation, on bebait of the corporation
	······	Nandia S	40 ndsoho 1
(SEAL) Notary Public for Oregon		Notary Public for Oregon	101000000 E Tellings
(SEAL) My commission expires:		My commission expires:	7/23/89
NOTICE OF DEFAULT AND A	OT MISSI	THIN OFFICE OF SER	STATE OF OREGON,
ELECTION TO SELL	0 TT00	· DEFICIOR PROTECTION	County of Klamath Ss.
(FORM No. 884) Stevens-Ness Law Pub. Co., Portland, DR.			I certify that the within instru-
	40-With		ment was received for record on the
Re: Trust Deed From		al a la	25th day of February 1987,
		A MERCERNING MO	at
Grantor To THOLO MENTIA E	A Tr Cost in the second	SPACE RESERVED	page or as fee/file/instrument/
Aspen Title & Escrow, Tinc;	nusase Videe teas	RECORDER'S USE	microfilm/reception No
Successor The			Record of Mortgages of said County.
Successor, Trustee	ust deed n	nade by	Witness my hand and seal of
AFTER RECORDING RETURN TO Aspen Title & Escrow, Inc.			County affixed.
600 Main Street MOLL		AULT AND ELECTION T	Evelyn Biehn, County Clerk
Klamath Falls, Oregon 9760	VSPLN Let	E-30201 S9.00	NAME TITLE
CHANDY CONTRACTOR			By Am And Deputy