

OK
 BOLLING OF JASON
 1904 BRIDGE ST
 SEASIDE 97138
71979

LGS. 28-00

Vol. M81

Page 3468

NOTICE OF DEFAULT AND ELECTION TO SELL

ALLIED MORTGAGE RECORDS CO.

Reference is made to that certain trust deed made by Donald James Leggett and Elida Leggett, husband and wife

William L. Sisemore

in favor of Certified Mortgage Company

dated December 15, 1983

Klamath

County, Oregon,

recorded May 22, 1984

M84

1984

in the mortgage records of

fee/file/instrument/microfilm/reception No.

(indicate which), covering the following described real

property situated in said county and state, to-wit:

Lot 38, PERRY'S ADDITION TO LLOYDS TRACTS, in the
 Klamath County, Oregon, State of 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 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).

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:

3 monthly payments of \$160.00 each; November 30, 1986, through January 30, 1987; the usual the description thereof includes the principal sum of \$480.00

Accrued late charges of \$6.40 for each monthly payment not made within 15 days of the due date; 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-wit:

Principal in the amount of \$12,000.00
 Interest for the period 10/31/86 - 1/30/87 480.00
 Late charges 51.20

Together with interest and late charges accruing after 1/30/87, until paid

\$12,531.20

Total monthly
 payment and late
 charge: \$531.20

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 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 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on August 7, 1987 at the following place: 803 Main Street, Suite 103 in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

3503

87 MAR 4 PM 3 26



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: 00 0-1000 V NATURE OF RIGHT LIEN OR INTEREST

trust deed and the execution of the same including the completion of the trustee as directed by the deed and the endorsement in interest secured after the execution of the trust deed to satisfy the obligations secured by the deed the holder to contract of the trust of the subscription paid by the trust deed together with the interest the holder at his option to the project project for cash the interest in the said described property which the trustee pay at effect to persons and that deed by endorsement and sale. Uninsured is ORS 20.102 to 20.103 and to enter in the said record Joseph is given that the beneficiaries and trustee by reason of said default were elected and so held.

015'231'50

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 by 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.

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 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.

DATED: February 25, 1987

Trustee

Beneficiary

(State which)

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

STATE OF OREGON, County of Klamath

County of Klamath

The foregoing instrument was acknowledged before me this February 25, 1987, by

William L. Sisemore

Notary Public for Oregon

My commission expires: 3/31/89

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

19, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM NO. 884)

STEVEN NEES LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Donald James Legget and

Elida Legget

Grantor

CS To LEO, OREGON

William L. Sisemore

Trustee

AFTER RECORDING RETURN TO

Steven A. Nicholas
1404 Standard Plaza
Portland, OR 97204

STATE OF OREGON

COUNTY OF KLAMATH

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

TO THE PUBLIC RECORDS

Fee: \$9.00

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the

4th day of March, 1987

at 3:26 o'clock P.M. and recorded

in book/reel/volume No. M87 on

page 3468 or as fee/file/instrument/

microfilm/reception No. 71979

Record of Mortgages of said County.

Witness my hand and seal of

County affixed.

Evelyn Biehm, County Clerk

By Am Smith Deputy

FORM NO. 884 - NOTICE OF DEFAULT AND ELECTION TO SELL - (Ord. 1987-01-20)

610 30.550