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ASPEN F-30813

AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by ROBERT C. HALL and THEDA M. HALL,
husband and wife, as grantor, to
ASPEN TITLE & ESCROW, INC., as trustee,
in favor of TRANSAMERICA FINANCIAL SERVICES, as beneficiary,
dated January 31, 1985, recorded February 1, 1985, in the mortgage records of
Klamath County, Oregon, in book 111 page 1769, ~~and~~
~~the instrument from the inception of~~ covering the following described real
 property situated in said county and state, to-wit:

The Southerly 50 feet of Lot 120, PLEASANT HOME TRACTS NO. 2,
 in the County of Klamath, State of Oregon.

THE NOTICE OF DEFAULT RECORDED ON APRIL 28, 1987, IN BOOK M-87 AT
 PAGE 7121 IS BEING AMENDED BY THIS NOTICE OF DEFAULT TO CORRECT THE
 DATE INTEREST IS OWED FROM.

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: Monthly installments of principal and interest due for the months of November,
 and December of 1986, and January, February, March and April of 1987, in the amounts
 of \$225.00 each; and subsequent installments of like amounts; subsequent amounts for
 assessments due under the terms and provisions of the Note and Trust Deed.

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:
 \$11,934.43 plus interest and late charges, thereon from August 23, 1986, at the
 rate of EIGHTEEN AND ONE-HALF (18.50%) PER CENT PER ANNUM, until paid and all
 sums expended by the Beneficiary pursuant to the terms and provisions of the
 Note and Trust Deed.

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 rea-
 sonable 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 September 14, 1987, at the following place: Aspen Title & Escrow,
Inc., 600 Main Street in the City of Klamath Falls, County of
Klamath, State of Oregon, which is the hour, date and place last set for said sale.

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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

Western Builders & Design Corp

Beneficiary

4907 N.E. 42nd Avenue
Portland, Oregon 97218

American Savings & Loan Association
P. O. Box 20600
Lake Jackson, Texas 77566

Successor Beneficiary

Carter Jones Collection Service
1143 Pine Street

Judgment

Klamath Falls, Oregon 97601

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.

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: May 5, 19 87

ASPEN TITLE & ESCROW, INC.

Trustee XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

(ORS 194.570)

STATE OF OREGON, County of Klamath) ss.

County of)
The foregoing instrument was acknowledged before me this , 19 , by

May 5, 19 87, by Andrew A. Patterson
Assistant secretary of
ASPEN TITLE & ESCROW, INC.
a Oregon corporation, on behalf of the corporation.
Sandra Handscher
Notary Public for Oregon

(SEAL)
My commission expires:

My commission expires: 7/23/89

NOTICE OF DEFAULT AND
ELECTION TO SELL
(FORM No. 884)

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

Re: Trust Deed From

Robert C. Hall

Theda M. Hall Grantor

To Aspen Title & Escrow, Inc.

Trustee

AFTER RECORDING RETURN TO

Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON
County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of May, 19 87, at 9:58 o'clock A.M., and recorded in book/reel/volume No. M87 on page 7721 or as fee/file/instrument/microfilm/reception No. 74263

Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Ann Smith Deputy

Fee: \$9.00