

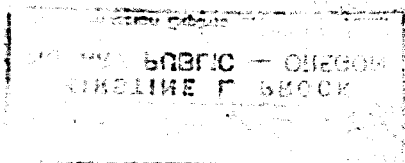
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Vol. 1487 Page 10540

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by JOSEPH S. NALLE, Jr. and CHRISTINA M. NALLE, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE CO., as trustee, to UNITED STATES NATIONAL BANK OF OREGON as beneficiary, dated July 27, 1971, recorded September 2, 1971, in the mortgage records of Klamath County, Oregon, in ~~book~~ volume No. M-71, at page 9315, ~~xxx~~ covering the following described real property situated in said county and state, to-wit:

Lots 3 and 4 in Block 12, North Klamath Falls, in the City of Klamath Falls



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:

\$113.93 on the first day of December, 1986 and the first day of each month thereafter until the present time

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: the sum of \$2,543.08, comprised of principal in the amount of \$2,435.92, accrued interest on the principal amount of \$2,435.92 through June 17, 1987, in the amount of \$107.16 and \$.47 per diem thereafter, together with a late charge of \$2.01 per month assessed on the 17th day of each month together with all costs and expenses actually incurred in enforcing the obligation and trust deed including, but not limited to, \$175.00 for a foreclosure report, together with trustees and attorneys fees not exceeding the amounts established by ORS 86.753.

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 11:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110 on November 4, 1987, at the following place: 635 Main Street

Klamath

in the City of Klamath Falls, County of Oregon, which is the hour, date and place last set for said sale.

JUN 19 1987

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
Christine M. Nalle

NATURE OF RIGHT, LIEN OR INTEREST
Judgment against Joseph S. Nalle, Jr. held by Christina M. Nalle, entered January 26, 1977, in Judgment Lien Docket 31, Page N-3, Case No. 76-528 E, in the amount of \$100.00 per month, records of Klamath County, Oregon

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 of 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: June 17

19 87

Robert F. L. Trotman

Successor- Trustee

(State which)

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

STATE OF OREGON,

County of Klamath

ORS 194.5701

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

me this

Robert F. L. Trotman

19 87, by

president, and by

secretary of

KIRSTINE L. PROCK
NOTARY PUBLIC - OREGON

My Commission Expires: 12/16/88

(SEAL)

My commission expires: 12/16/88

Notary Public for Oregon

My commission expires:

(SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From
Joseph S. Nalle, Jr. and
Christina M. Nalle, husband
and wife,

Grantor

United States National Bank
of Oregon

Trustee

AFTER RECORDING RETURN TO

Giacomini, Jones & Trotman

Attorneys at Law

635 Main Street

Klamath Falls, Oregon 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 18th day of June, 1987, at 11:58 o'clock A.M., and recorded in book/reel/volume No. M87 on page 10540, or as fee/file/instrument/microfilm/reception No. 75862, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy