

76843

NOTICE OF DEFAULT AND ELECTION TO SELL

STEVEN NEAR LAW PUB CO., PORTLAND, OR. 97204

ASPEN F-31141

Vol. 187 Page 12353

Reference is made to that certain trust deed made by ROSE ANDREWS, husband and wife NEAL H. BELL AARON DAVID ANDREWS and AUDREY, as grantor, to PACIFIC WEST MORTGAGE CO., An Oregon Corporation, as trustee, in favor of December 29, 19 83, recorded January 6, 19 84, in the mortgage records of Klamath County, Oregon, in book XXXXXXX No. M-84 at page 323, covering the following described real property situated in said county and state, to-wit: Beneficial interest assigned to Louise A. Lesley or Noel A. Lesley, recorded January 23, 1984, in Book M-84 at page 1179.

Beginning at a point which is 655 feet South and 737 feet West of the Southeast corner of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West 80.4 feet; thence North 325 feet; thence East 247.4 feet, more or less, to the center line of U.S. Drainage Canal; thence 361 feet, more or less, in a Southwesterly direction along the center line of said drainage canal to the place of beginning.

EXCEPTING, that portion lying in the canal and canal right of way.

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: October, November and December of 1985, January thru December of 1986, inclusive, and January, February, March, April, May, June and July of 1987, in the amounts of \$241.99 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: \$13,530.14 plus interest and late charges, thereon from September 7, 1985, at the rate of FIFTEEN AND NINE TENTHS (15.9%) 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 reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:25 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on November 20, 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

Occupant

NATURE OF RIGHT, LIEN OR INTEREST

3906 Denver Avenue
Klamath Falls, Oregon 97601

None

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: July 13, 1987, Successor Trustee Aspen Title & Escrow, Inc. XXXXXX Beneficiary

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

County of _____

The foregoing instrument was acknowledged before
me this _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of Klamath } ss.

The foregoing instrument was acknowledged before me this
July 13, 1987, by ANDREW A. PATTERSON

Assistant, secretary of

Aspen Title & Escrow, Inc.

a Oregon corporation, on behalf of the corporation

Notary Public for Oregon

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

Aaron David Andrews

Audrey Rose Andrews Grantor

To

Aspen Title & Escrow, Inc.

Successor Trustee

AFTER RECORDING RETURN TO
Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$9.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
13th day of July, 1987
at 3:21 o'clock P.M., and recorded
in book/reel/volume No. M87 on
page 12353 or as fee/file/instrument/
microfilm/reception No. 76843,
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pat Smith Deputy