

78493

NOTICE OF DEFAULT OF TRUST DEED AND ELECTION TO SELL

MTL-12548

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DANIEL C. RE, Successor Trustee under the Trust Deed described below, hereby elects to sell pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at 10:30 a.m. on December 30, 1987, at the front entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

GRANTOR: RAYMOND D. RUEGGER and ARLENE K. RUEGGER

BENEFICIARY: WESTERN UNITED LIFE ASSURANCE COMPANY, a Washington corporation

TRUST DEED RECORDED: September 18, 1986, in Volume M86, at page 16895, Microfilm Records of Klamath County, Oregon.

PROPERTY COVERED BY TRUST DEED:

Beginning at the Southwest corner of Lot 17 in Block 21 INDUSTRIAL ADDITION to the City of Klamath Falls; thence Southeasterly along Martin Street 37 1/2 feet; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly parallel with Martin Street, 37 1/2 feet; thence Southwesterly parallel to Oak Avenue, 50 feet to the place of beginning, being part of Lots 17 and 16 of said Block and Addition.

DEFAULT: Failure to pay the regular monthly payments due February 20, 1987 through July 20, 1987, which represent 7 months at \$200.00, or a total of \$1,400.00; real property taxes for 1986-87 in the sum of \$177.33, plus interest; a city lien in favor of the City of Klamath Falls in the amount of \$6.04, plus interest; and late charges.

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of \$4,534.60 with interest at 10.0 percent per annum from January 20, 1987, until paid.

Notice is given that any person named in Section 86.753, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust

-1- NOTICE OF  
DEFAULT

*Return*  
GRAY, FANCHER, HOLMES & HURLEY  
ATTORNEYS AT LAW

40 N.W. GREENWOOD • P.O. BOX 1151 • BEND, OREGON 97708-1151 • (503) 382-4331

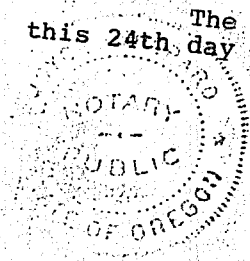
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deed, together with trustee's and attorney's fees, at any time  
prior to five days before the date last set for the sale.

*Daniel C. Re*  
DANIEL C. RE  
Successor Trustee

STATE OF OREGON, County of Deschutes: ss.

The foregoing instrument was acknowledged before me  
this 24th day of August, 1987, by DANIEL C. RE.



*James Shepard*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-19-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day  
of August A.D. 19 87 at 12:56 o'clock P.M., and duly recorded in Vol. M87  
of Mortgages on Page 15310  
FEE \$9.00  
Evelyn Biehn, County Clerk  
By *Ann Smith*

-2- NOTICE OF  
DEFAULT

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