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SKOKO: ASPEN F-31680

Panel State o Packont NOTICE OF DEFAULT AND ELECTION TO SELL	
Reference is made to that costal	ershingelie
husband and wife Lister trust deed made by KARL A. KLEE and MARJORIE L. K	LEE,
TRANSAMERICA TITLE INSURANCE CO.	, as grantor, to
n favor of RICARDO M. MATEUS and TERESA C. MATEUS, husband and wife	, as trustee.
KI amath Country recorded June 25 19 80 in the most	do de manda 1
reflicions server (microfile les reflices No. 2000), in book/ reflicions No. M-80 at page 110 roperty situated in said county and state, to-wit:	344
strated in said county and state, to-wit:	described real
Lot 18 Block 42 Tract No. 1184, OREGON SHORES UNIT #2, FIRST	
ADDITION, in the County of Klamath, State of Oregon.	

ADDITION, in the County of Klamath, State of Oregon.

Ar comparation expirate | Wy transcription expues: 7/23/63 Nethry Public for Orefor Meany Publican Coden Assistant segme) of The telegrated tentenment was acknowledged before Course, 61

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 July, August, September, October, November and December of 1987, in the amounts of

\$70.40 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed. obligation and trust deed, together with trustee's and attorney's Jess pot exceeding the attained and about 18.

the bettermine decessation of the second state of the beneficiary has declared all sums owing on the obligation secured by said trust rate of TEN (10%) PER CENT PERE 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-

Said sale will be held at the hour of E10:05 o'clock, .A. M., in accord with the standard of time established by ORS 187.110 on April 25 88, at the following place: ASPEN TITLE & ESCHOW, 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.

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 inferest in the real property hereinabove described subsequent for the trustee in the trust deed, or of any successor in interest to the grantor or of any lesses or other NAME AND LAST KNOWN ADDRESS (). ON NATURE OF RIGHT, LIEN OR INTEREST In possession of of occupying the property, except:

NAME AND LAST KNOWN ADDRESS (0) OCCUPY

NATURE OF RIGHT, LIEN OR INTEREST consistic took of trustee's attorneys

the rust are ground the expenses of the sale, including the compensations of the rustice as provided by law, and the risnear the pure in the control of the reserving the trust deal, to estimate as browned by sold, or this successors in independent in the relations in the relations of the ruste as browned by law and the relations the compensations of the ruste as browned by law and the relations the deal and the expenses of the expenses of the expenses of the sale. at negate dactions (Many ingress causes que has not me ancient into some described property which may interest the granter, had the power to convey, of the time of the execution of the trast decil, research, the abhitrations secured by soid or this successors in inderest accurred after the execution of the trast decil, research, the abhitrations secured by soid or this successors in inderest accurred after the execution of the trast decil, research, the abhitrations secured by soid. east to the find that he was the contest of the interest in the said described property which the grantor, bed, of at public auction (**Note** higher his reached to him of the interest in the results of the interest of the stanton is at public auction of the free interest of the receiving by the interest of the stanton is at the interest of the stanton is at the interest of the stanton in the stanton is at the interest of the stanton in the stanton is at the interest of the stanton in the stant and the same of the concatanty are interest in the said generated and account to the first content and the said and the sa Rouse hereby is liven that the benchclary and trustee, by remain at said netails, have absent and do impely read to the said t

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 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 to the than such portion of the principal as would not then be due had no default complained of herein that is canable of heins creed 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 frust deed, and in addition to paying said sums or tendering the performance pacassary to the the default by paying all costs and averages actually instructed in addition to paying said sums or tendertendering the performance required under the contigation 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 continued by said ing the performance necessary to cure the detault, 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
ORS 36,753

In construing this notice; the masculine gender includes the terminine and the neuter, the singular includes the plural, the word "granter" includes any successor, in interest to the granter as well as any other person owing an obliplural, the word "granter" includes any successor in interest to the granter as well as any other person owing an oblices of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their DATED.

DATED. TITLE & ESCROY INC.

19.87 **Leader Successor** Trustee** Beneficiary. (State which)

(if the aigner of the above it of the form of acknowledgens)	the total was acknowledged before	ASPIN TIT BK: DOWN Successor Trustee	LE & ESCROW INC	The rose was a series
County of	d nerchy cartifies that no	194.570) Disagle Arcelo	Beneficiary	(State which
	, 19, by	XXVVV	19.87 by ANDREW	th)ss.
		Assistant secret ASPEN TITLE &	ary of	TATTERSON
(SEAL) My commission of	Notery Public for Oregon	Notary Public for O	4 I COMPORALL	chall of the corpbration.
NOTICE OF DEFA	ULT AND T Clausen.	My commission expires:	7/23/89	T'S COLO

TO ELECTION TO SELL OF SIO (FORM No. 384) STEVENA-NESS LAW PUB, CO., PORTLAND, OF Re: Trust Deed From Karl AloKlee Count), Ot Marjorie L. Klee ...Grantor 7607F Aspen/Title/& Escrowy line; prapara Súccessor AFTER RECORDING RETURN TO Aspen Title & Escrow, Inch 600 Main Street Klamath Fails, Oregon

Clamath, State of Oregen. TIERC OFFICIAL PROPERTY OF THE Klamach con in book/restriction to LECOLOGIC SPACE RESERVED RECORDER'S USE ust deed made by E OF DEFAULT AND ELECTION TO TAKE 9760FAEN 4-31880

I certify that the within instru-17.11 day of December 19.87 ment was received for record on the at .. 10:19 o'clock ... A.M., and recorded in book/reel/volume No.__M87.___on page 22476 or as fee/file/instrument/ microfilm/reception No. 82629 Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk