

OL  
10

Vol. 1988 Page 8261

87681

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by

Mary D. Sheldon

Monetair Life Company Inc, as grantor, to  
in favor of Marcella Crutchfield, Delores Crutchfield, Michael Crutchfield as trustee,  
dated May 20, 1983, recorded May 23, 1983, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M 83, at page 7931, or as  
fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real

property situated in said county and state, to-wit: Block 7, Altamont Acres described  
as follows: Beginning at a point on the North line of LaVenne  
Ave. 186 ft East of the West line of Lot 11 of said Block 7,  
said point being 30 ft North of the centerline of LaVenne Ave.; thence  
North parallel to the West line of Lot 11, 63.80 ft to a point; thence  
East 12.70 ft to the East line of said Block 7; thence South 63.80 ft  
to the North line of LaVenne Ave.; thence West along the North line  
of LaVenne Ave. 21.30 ft to the point of beginning.

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, suit or proceeding has been  
instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action or  
proceeding has been instituted, such action or proceeding has been dismissed.

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:

\$263.08 for taxes and insurance  
\$6.16 interest

Total \$269.24

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately  
due and payable, said sums being the following, to-wit:

\$26,048.96 as of 5-18-88

STATE OF OREGON  
County of Klamath

NOTICE OF DEFAULT AND  
ELECTION TO SELL

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 Oregon Revised Statutes Sections 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 prop-  
erty 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 pro-  
vided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10 o'clock, A.M., Standard Time as established by Section  
187.110 of Oregon Revised Statutes on October 14, 1988, at the following place: Front door of  
Klamath County Courthouse in the City of Klamath Falls, County of  
Klamath, State of Oregon, which is the hour, date and place fixed by the trustee 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 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
None	

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date for said sale.

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 persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: May 25, 1988. Bruce Hufferman, Trustee. Beneficiary (State which) ss. (If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, County of Klamath ss. Personally appeared the above named: who, being duly sworn, did say that he is the

and acknowledged the foregoing instrument to be voluntary act and deed.

of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed. Before me, Notary Public for Oregon My commission expires: (OFFICIAL SEAL)



NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 834) STEVENS-NEES LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Grantor:

Trustee:

AFTER RECORDING RETURN TO:

Bruce Hufferman

K.F. 75 Or 97607

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of May, 1988, at 10:11 o'clock A.M., and recorded in book/reel/volume No. M88 on page 8261 or as fee/file/instrument/microfilm/reception No. 87681.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha A. Hitch Deputy

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of May, 1988, at 10:11 o'clock A.M., and recorded in book/reel/volume No. M88 on page 8261 or as fee/file/instrument/microfilm/reception No. 87681.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha A. Hitch Deputy