

OK

BOOK 81107

K-40592

87847

NOTICE OF DEFAULT AND ELECTION TO SELL

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Reference is made to that certain trust deed made by

Marie Dinsmore

William Allen Dinsmore and Kim

Daniel E. VanVactor

as grantor, to

in favor of Sun Forest Estates

as trustee,

dated May 30, 1985, recorded July 3,

1985, in the mortgage records of

Klamath

County, Oregon, in book/reel/volume No. M. 85

at page 10313, or as

fee/title/instrument/microfilm/reception No.

(indicate which), covering the following described real

property situated in said county and state, to-wit:

Lot 145 in Block 1, SUN FOREST ESTATES
according to the Official Plat thereof on
file in the office of the County Clerk
of Klamath County, Oregon.

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 payments of \$84.86 from October 5, 1987 through the present and real property taxes for 1985-86, 1986-87 and 1987-88 totalling \$185.04, plus interest.

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:

\$2,883.84 principal plus interest at the rate of 10% per annum from September 16, 1987 until paid.

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 9:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on October 14, 1988 at the following place: front steps Klamath County Courthouse, 316 Main St. 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:

NATURE OF RIGHT, LIEN OR INTEREST

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: May 27, 1988. Jim N. Slothower, Successor Trustee, Beneficiary (State which)

STATE OF OREGON, COUNTY OF DESCHUTES

STATE OF OREGON, County of

Personally appeared the above named Jim N. Slothower and acknowledged that he signed the foregoing Notice of Default and Election to Sell and that it was his voluntary act and deed. Before me this 27 day of April, 1988.



Notary Public for Oregon, My Comm. Expires: 12/14/90

Grantor To Sun Forest Estates A Trustee

AFTER RECORDING RETURN TO Jim N. Slothower 205-NW Franklin Bend, OR 97701

STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 2nd day of June, 1988 at 1:52 o'clock P.M., and recorded in book/reel/volume No. M88 on page 8551 or as fee/file/instrument/microfilm/reception No. 87847. Record of Mortgages of said County. Witness my hand and seal of County affixed. Evelyn Bielm County Clerk. By Mary Moran Deputy.

Fee: \$10.00