

OK

Klamath Falls, Oregon
88302
NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. 1988 Page 9345

Reference is made to that certain trust deed made by

husband and wife

Earle G. Milbradt and Ruth A. Milbradt,

Mountain Title Company (Neal G. Buchanan as successor), as grantor, to
in favor of Steve W. Wilson and Doris C. Wilson, husband and wife, as trustee,
dated September 27th, 1978, recorded October 11th, 1978, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M. 78, at page 22707, or as
fee/file/instrument/microfilm/reception No. 56486 (indicate which), covering the following described real
property, situated in said county and state, to-wit:

Lot 14 in 5.06 in PONDEROSA PARK, according to the official plat thereof on
filed in the office of the County Clerk of Klamath County, Oregon.

(SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL
Klamath Falls, Oregon
88302
NOTICE OF DEFAULT AND ELECTION TO SELL

(SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(SEAL)

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: Payments in the amount of \$75.00 due on November 1, 1984 with like payments due the first day of each month thereafter, together with late charges of \$4.50 per month for each of said months; the undersigned further certifies that the trustee and the beneficiary have paid the real property taxes due for tax years 1983 and thereafter.

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: \$2,302.76 plus interest at the rate of 8% per annum from October 1, 1984 plus late charges of \$4.50 per month for each such payments.

Unpaid real property taxes totalling \$1,016.52 plus interest thereon from March 15, 1988.

NOTICE OF DEFAULT AND ELECTION TO SELL
Klamath Falls, Oregon
88302
NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE OF DEFAULT AND ELECTION TO SELL
Klamath Falls, Oregon
88302
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 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 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, on November 2nd, 1988, at the following place: 601 Main Street, Suite 215, Klamath Falls, Oregon, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

88302

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
Earle G. and Ruth A. Milbradt 36701 Southeast Tracy Road Estacada, Oregon 97023	Fee owner; Trust Deed Grantors

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.

Alexander T. Bishop
Interim Trustee in Bankruptcy
330 Pacific Building
520 S.W. Yamhill Street
Portland, Oregon 97204
1988

Trustee in bankruptcy for
Trust Deed Grantor

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, or which foreclosure proceeding is subject to be cured by the payment of said sums or 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.

DATED: June 15, 1988, NEAL G. BUCHANAN, Trustee (State which)
The foregoing instrument was acknowledged before me this 15th day of June, 1988, by Neal G. Buchanan, successor trustee.
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, ss.
County of Klamath.
The foregoing instrument was acknowledged before me this 15th day of June, 1988, by Neal G. Buchanan, successor trustee.
Notary Public for Oregon
(SEAL) My commission expires: 6/16/92

STATE OF OREGON, ss.
County of Klamath.
The foregoing instrument was acknowledged before me this 15th day of June, 1988, by Neal G. Buchanan, successor trustee.
Notary Public for Oregon
(SEAL) My commission expires: 6/16/92

NOTICE OF DEFAULT AND ELECTION TO SELL
(FORM No. 884)
STEVEN HESS LAW PUB. CO., PORTLAND, OR.
Re: Trust Deed From ELEANOR MILBRADT and RUTH A. MILBRADT, husband and wife, Grantor To MOUNTAIN TITLE COMPANY, Trustee.
AFTER RECORDING RETURN TO
NEAL G. BUCHANAN
601 Main Street, Suite 215
Klamath Falls, Oregon 97601
Fee: \$13.00

STATE OF OREGON, ss.
County of Klamath.
I certify that the within instrument was received for record on the 16 day of June, 1988, at 2:37 o'clock P.M., and recorded in book/reel/volume No. 188 on page 9345 or as fee/file/instrument/microfilm/reception No. 88302.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
By Berntha A. Ketch Deputy