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STREET HOUSE (OR)

Aspen 32845

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NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Sidney C. Beaty & Lura J. Beaty,
husband and wifeMountain Title Company, an Oregon Corporation, as grantor, to
in favor of Town & Country Mortgage, Inc., an Oregon Corporation, as trustee,
dated July 14, 1986, recorded July 16, 1986, in the mortgage records ofKlamath County, Oregon, in book ~~447/48888~~ No. M-86 at page 12473, ~~XXXX~~~~the file in the County Clerk's Office, Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:~~Lots 18 and 19, POOLE HOME SITES, according to the official
plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

3/15/88

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:

Arrearage in the sum of \$7,634.38 as of November 11, 1988, plus taxes, liens, assessments, attorney's and trustee's fees, and interest due at the time of reinstatement or sale.

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:

Payoff in the sum of \$55,790.79 as of November 11, 1988, plus taxes, liens, assessments, attorney's and trustee's fees, and interest incurred by beneficiary or its assigns after October 31, 1988.

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 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on April 4, 1989, at the following place: Main Entrance of the Klamath County Courthouse, 316 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.