

BROWN/89022307

OREGON

LOAN NUMBER: 40134

INVESTOR NUMBER: N/A

97710

Record and Return to:

TRUSTEE SERVICES INCORPORATED

911 NORTH 145TH STREET

SEATTLE, WASHINGTON 98133

Vol. 87 Page 3773

K-41259

NOTICE OF DEFAULT AND ELECTION TO SELL

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby.

A. PARTIES IN THE TRUST DEED:

GRANTOR(S): JOHN W. BROWN & LEE ELAINE BROWN

TRUSTEE: ASPEN TITLE & ESCROW, INC.

BENEFICIARY: DEANE M. AUSPELUND & EULAH AUSPELUND

B. DESCRIPTION OF THE PROPERTY:

Legally described as set forth in Exhibit A, attached hereto and incorporated herein. Said property commonly known as:
BURR AVENUE, CHILOQUIN, OR 97624

C. TRUST DEED INFORMATION:

DATE: MAY 3, 1985

RECORDING DATE: MAY 8, 1985

RECORDING NUMBER: VOL M85, PAGE 6841, FEE NO. 48537

SUCCESSOR BENEFICIARY: WESTERN UNITED LIFE ASSURANCE COMPANY

ASSIGNMENT RECORDING NO: VOL M88, PAGE 17680, FEE NO. 92893

RECORDING PLACE: Official records of the County of
KLAMATH, State of Oregon

D. DEFAULT: The Grantor(s) are in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay:

1. Monthly payments:

OCTOBER 15, 1988 thru FEBRUARY 23, 1989

5 at \$300.00

0 at \$0.00

\$ 1,500.00

2. Late charges:

\$0.00/\$0.00 for each monthly
payment not made within
0 days of its due date:

\$ 0.00

3. Other Arrears:

\$ 0.00

0.00

0.00

TOTAL AMOUNT CURRENTLY IN ARREARS:

\$ 1,500.00

E. AMOUNT DUE: The Beneficiary has declared all sums owing on the obligation and the Trust Deed immediately due and payable, said sums being:

Principal balance: \$24,685.60

In addition to said principal, interest as provided in the note or other instrument secured shall be payable from SEPTEMBER 15, 1989.

*** IMPORTANT: READ PAGE 2 OF THIS DOCUMENT ***

99 MAR 2 PM 4 16

BROWN/89022307

OREGON

Notice of Default and Election to Sell - Page 2

F. 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 et. seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the said described property which the Grantor(s) had, or had the power to convey at the time of the execution of the Trust Deed, together with any interest the Grantor or successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed together with the expenses of the sale, including the compensations of the Trustee as provided by law, and the reasonable fees of Trustee's Attorneys.

G. TIME AND PLACE OF SALE:
 TIME: 1:00 p.m. on JULY 13, 1989
 PLACE: COUNTY COURTHOUSE (FRONT STEPS),
 KLAMATH FALLS, OREGON

H. RIGHT TO REINSTATE: NOTICE IS FURTHER GIVEN that, at any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustee's fees and Attorney's fees.

DATED: FEBRUARY 23, 1989

SHERRIE KAISER GOFF
 SUCCESSOR TRUSTEE
 911 NORTH 145TH STREET
 SEATTLE, WASHINGTON 98133
 1-800-533-8344

Sherrie Kaiser Goff
 SHERRIE KAISER GOFF

STATE OF WASHINGTON
 COUNTY OF KING

) ss

On this 23 day of February, 1989, personally appeared SHERRIE KAISER GOFF to me known to be the individual described in and who executed the within and foregoing instrument and acknowledge that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Suann Ferguson
 Notary Public in and for the State of
 Washington, Residing at Everett
 My Commission Expires 6-7-89



*** ATTACHED: EXHIBIT A ***

89022307 (OR)
BROWN
(EXHIBIT A)

Lot 12 in Block 6, WOODLAND PARK, TOGETHER WITH an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said River bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day
of March A.D., 19 89 at 4:16 o'clock P M., and duly recorded in Vol. M89
of Mortgages on Page 3773

Evelyn Biehn County Clerk

By Pauline M. Mendenhall

FEE \$18.00