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Vol. m89 Page 5803

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by DALE M. INGHAM and ROSALIE I. INGHAM, husband and wife
D.L. Hoots, as grantor, to
Security Savings & Loan Association, as trustee,
dated May 30, 1978, recorded June 14, 1978, in the mortgage records of
Klamath County, Oregon, in book/~~reel~~/~~volume~~ No. M-78 at page 12624, or as
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

The West one-half of Lots 42, 43, 44, 45, 46, 47 and 48 in Block 11,
ST. FRANCIS PARK, in the County of Klamath, State of Oregon.
Plus all fixtures and mobile homes, if any, located thereon.

Beneficial interest assigned to American Savings & Loan Association, dba Willamette Savings & Loan Association by instrument recorded as Book Vol. M-81, Page 9603, Klamath County Records.

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 installments of \$400.17 each, commencing with the payment due January 1, 1989 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$18.78 as of March 31, 1989 and further late charges of \$6.26 on each delinquent payment thereafter; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the Trust Deed, and less the reserve account balance of \$41.42.

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:

The sum of \$29,448.97 with interest thereon at the rate of 9.75% per annum from December 1, 1988, until paid; plus all fees, costs and expenses associated with this foreclosure; all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the Trust Deed, and less the reserve account balance of \$41.42.

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 August 18, 1989, at the following place: front door -
Klamath County Courthouse 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: April 4, 1989

GEORGE C. REINMILLER-Successor-Trustee

~~Trustee~~~~Beneficiary~~~~(State which)~~

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

(ORS 194.570)

County of Multnomah

) ss.

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before
me this April 4, 1989 by

GEORGE C. REINMILLER

The foregoing instrument was acknowledged before me this

, 1989, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

My commission expires: 2-27-98

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

DALE M. INGHAM and
ROSALIE I. INGHAM Grantor
To
D.L. Hoats Trustee

AFTER RECORDING RETURN TO

George C. Reinmiller
521 SW Clay
Portland, OR 97201

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$13.00

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of April, 1989, at 3:28 o'clock P.M., and recorded in book/reel/volume No. M89 on page 5803 or as fee/file/instrument/microfilm/reception No. 98838. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullender Deputy