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Vol.____Page_11043-@

NOTICE OF DEFAULT AND ELECTION TO SELL

	MNETH C. EIKLAND and ELAINE S. EINLEADA
Reference is made to that curtain trust deed made byKi husband and wife	, as grantor, to
husband and wife TRANSIMERICA TITLE INSURANCE COMPANY, A Califo	rnia Corporation , as trustee,
TOANSIMERICA TITLE INSTRUCTOR	"Family Cornoration, Trustee as beneficiary,
TRANSPHERICA TITLE INSTRUCE COMPANY, A Caliform tavor of Wells FARCO REALTY SERVICES, INC., A Caliform tavor of Wells FARCO REALTY SERVICES, INC., A Caliform tavor of Wells FARCO REALTY SERVICES, INC., A Caliform tavor of Wells FARCO REALTY SERVICES.	mbor 13 19.78 in the mortgage records of
May 24	14_70 of nade 20130
dated Nay 24 ,19 78, recorded Septimental Klamath County, Oregon, in book #900,0000000000000000000000000000000000	19170
A STATE OF THE PROPERTY AND ASSESSMENT OF THE PROPERTY OF THE	CHIPCHILL MANAGE
property situated in said county and state, to-wit:	
hinhere's grading the party of the state of	

Lot 26, Block 24, Tract No. 1113, OREGON SHORES - UNIT #2, in the County of Klamath, State of 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: Nonthly installments of principal and interest due for the months of December of 1988, January, February, March, April, May, and June of 1989, in the amounts of \$43.67 each; and subsequent installments of like amounts; Subsequent amounts for

assessments due under the terms and provisions of the Note and Trust Deed.

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:

\$360.81 plus interest and late charges, thereon from November 1, 1988, at the rate of EIGHT (8.0%) PERCENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

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 cleed and the expenses of the sale, including the compensations of the trustee as provided by law, and the rea-

Said sale will be held at the hour of ...10:00. o'clock, .A....M., in accord with the standard of time established sonable fees of trustee's attorneys. 600 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.

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 granter or of any lessee or other person in possession of or occupying the property, except: None None of the second of the seco

NATURE OF RIGHT, LIEN OR INTEREST The first of the f

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 the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed remistated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due to the beneficiary of the entire amount then due (other man 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 ned no deraunt 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

In construing this notice, the musculine 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

(if the signer of the obove is a corporation, we the form of acknowledgment apposite.) STATE OF ONE COAL	Su Su	pressor Trustee	Benef	iciary	
STATE OF OREGON,	(ORS 19	4.570)	en in the second	•	State whi
County of)) ss.	STATE OF OREGON	C		
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My commission expires:		Notary Public for Oregon	n	rene	
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Notice of			·/ 2 3/ 03		(SEA)
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