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## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Dorothy E. Finkbiener

Klamath County Title Company

as grantor, to  
 in favor of Frank Fleet and Anna-Belle Fleet, H&W, or survivor, as trustee,  
 dated March 7, 1989, recorded March 9, 1989, as beneficiary,  
Klamath County, Oregon, in book real volume No. M89, in the mortgage records of  
 the file instrument/microfilm/reception No. 97894 at page 4090, or as  
 (Indicate which), covering the following described real  
 property situated in said county and state, to-wit:

A piece or parcel of land situated in Lots 51 and 52 of MERRILL TRACTS,  
 a platted portion of Klamath County in the City of Merrill, Oregon, being more  
 particularly described as follows: Beginning at a 5/8 inch aluminum capped iron pin  
 from which the Northeast corner of Section 11, Township 41 South, Range 10 East  
 of the Willamette Meridian, Klamath County, Oregon, bears North 40.0 feet and  
 East 355.3 feet distant, said point of beginning also being on the South  
 right-of-way of the Oregon State Highway No. 50; thence West along the South  
 right-of-way of said highway 70.0 feet to a 5/8 inch aluminum capped iron  
 pin; thence South 60.0 feet to a 5/8 inch aluminum capped iron pin; thence East  
 70.0 feet to a 5/8 inch aluminum capped iron pin; thence North 70.0 feet,  
 more or less, to the point of beginning.

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: August 7, 1989 monthly installment of \$208.00 plus, September 7, 1989 monthly  
 installment of \$208.00 plus, October 7, 1989 monthly installment of \$208.00 plus, late  
 charges of \$62.40.

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 unpaid principal balance of \$15,600.00 with interest thereon at the rate of 16% per  
 annum from July 7, 1989 until paid.

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 rea-  
 sonable fees of trustee's attorneys.

Said sale will be held at the hour of 2:00 o'clock, P.M., in accord with the standard of time established  
 by ORS 187.110 on MARCH 2, 1990, at the following place: Front entrance of Klamath Falls  
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.

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