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8342

Volume 7 Page 22550



## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Jeanne L. Crume

Mountain Title Company of Klamath County, as grantor, to  
 in favor of Mary K. Shima, as trustee,  
 dated August 28, 1987, recorded August 28, 1987, in the mortgage records of  
 Klamath County, Oregon, in book/reel/volume No. M-87 at page 15666, or as  
 fee/file/instrument/microfilm/reception No. 78684 (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

The Southeasterly rectangular 41 feet of Lot 7 and the Northwesterly  
 rectangular 24 feet of Lot 8, Block 10, ELDORADO, an addition to the City  
 of Klamath Falls, according to the official plat thereof on file in the  
 office of the county clerk, of Klamath County, 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:

- (1) Required monthly payment in the sum of \$144.27 due July 30, 1989, with a further  
 and like payment due the 30th day of each and every month thereafter.
- (2) Failure of the Grantor to maintain on a current basis, that certain Trust Deed  
 recorded at Vol M-78, page 5142, upon which there is a present arrearage in the sum  
 of \$659.56.

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 principal sum owing under aforementioned Trust Deed and Note in the sum of  
 \$14,568.52, plus interest on said sum at the rate of 10% per annum from August 7,  
 1989, until paid, together with beneficiary's costs incurred as a result of the  
 within proceeding.

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 1:30 o'clock, P. M., in accord with the standard of time established  
 by ORS 187.110 on April 6, 1990, at the following place: 601 Main Street, Suite 215,  
 Klamath Falls, in the City of Klamath Falls, County of  
 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

Ruth M. Beckett  
184 Dahlia Street  
Klamath Falls, OR 97601

Jeanne L. Crume  
2959 Patterson, #1  
Eugene, OR 97405

## NATURE OF RIGHT, LIEN OR INTEREST

Successor in interest of grantor

Grantor

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: NOVEMBER 23, 1989

NEAL G. BUCHANAN, Successor Trustee

Beneficiary (State which)

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

STATE OF OREGON, ) ss. (ORS 194.370)

County of Klamath

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

The foregoing instrument was acknowledged before me this November 23, 1989, by Neal G. Buchanan, Successor Trustee

19, by  
president, and by  
secretary of

corporation, on behalf of the corporation.

VIVIANNE I. HUSTEAD

NOTARY PUBLIC-OREGON

Notary Public for Oregon

My commission expires:

(SEAL)

NOTICE OF DEFAULT AND  
ELECTION TO SELL  
(FORM No. 814)

STEVENS-NEES LAW FIRM, CO., PORTLAND, OR.

Re: Trust Deed From

Jeanne L. Crume

Grantor

To

Mountain Title Company of

Klamath County

Trustee

AFTER RECORDING RETURN TO  
Neal G. Buchanan  
601 Main Street, Suite 215  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 28th day of Nov., 1989 at 9:31 o'clock AM, and recorded in book/reel/volume No. M89 on page 22950 or as fee/file/instrument/microfilm/reception No. 8342, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE  
By Evelyn Biehn, Deputy

Fee \$13.00