LORM No. SIG-NOTICE OF DEFAULT AND ELECTION TO SELL Ore the Trust Dead Series.

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## Vol.<u>mg</u> Page 24250 9096 K-41545 ХŢ NOTICE OF DEFAULT AND ELECTION TO SELL 35月19月6月4月4月4月4月4月 Reference is made to that certain trust deed made by Margaret Ann Courtice Coats formerly. , ёз grantor, to Mountain Title Co., Inc. which duties are assigned to Bradford\* , as trustee, in favor of \_\_\_\_\_\_ Gary J. Terpening & Linda M. Terpening, husband & wife., as beneficiary, fee/file/instrument/microfilm/reception 110. ..... (indicate which), covering the following described real property situated in said county and state, to-wit: The NYSEXSWE, of Section 31, Township 36 South Range 12 East of the Willamette Meridian, Klamath County, Oregon. BULCH OF BELLER THE Together with a non-exclusive easement over the East 60' of Government Lot 2 lying South of Highway 140, the East 60' of Government Lot 3 and the East 601 of the North 1/2 of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, for ingress and egress to and from the subject property. \*J. Aspell, Attorney at Law, an active member of the Oregon State Bar, by appointment of successor, trustee dated D.C. 13, 1989, recorded at Volume <u>M84</u>, page <u>24028</u> of the Klamath County Mortgage Records, a

successor trustee. 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 simes. The property prove of which is set of the prove triver of all all the survey of set of the prove they 27 MONTHLY PAYMENT AT \$164.48

mit fur ordigingen undersolor in ence the district, by further all come and solver than of the encourted in encourt and then can there meet, called at with it meet, our a pendro flor and spired of the account of a solution enclored at By reason of said default, the bineviciary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, seid sums being the kollowing, to-wit: the behaberary of the sulfing appoint the four cotter if an each particular if the exterior as we do not all the due UNPAID PRINCIPAL BALANCE UNPAID TITTEREST THROUGH 12-18-89 3,909.41

## \*Main Street, Klamath Falls, Oregon 97601

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 biddet 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-

Said sale will be held at the hour of 10.200 o'clock, ...Q. M., in accord with the standard of time established ORS 187 110 on April 23 19 90, at the following place: inside the front foyer... The Klamath County Courchouse, 3.6\*\* in the City of Klamath Falls, County of Tamath sonable fees of trustee's attorneys. by ORS I of the Klamath ; State of Oregon, which is the hour, date and place last set for said sale.

24251

Other than as shown of record, neither the said baneficiary nor the said trustee has any actual notice of any person having or claiming to have any lian upon or interest in the real property hereinabove described subsequent, to the interest of the trustee in the trust dead, 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 A DDRESS NATURE OF RIGHT, LIEN OR INTEREST

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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 ettorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the mesculine 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: Dec. & Th. 19 89 Lawy Jupining which is a straight the second secon provide the state of the above is a corporation, (State which) (If the signer of the above is a corporation, "uza the form of acknowledgment opposite.)" (ORS 194.570) All the second se STATE OF OREGON, State of OREGON, County of .... The loregoing instrument was acknowledged Beter me this J. Terpening , 1989, by Gary The foregoing instrument was acknowled before me this Dec. f 19.64, by Linda M. Terpening upen Shuley F. + the more from Tradales Notary Public for Oregon 神道を見 .**∃'(L**anc,pibé) (SEAL) My commission expires: 10-12-12 My commission expires: aug 24,1993 STATE OF OREGON, NOTICE OF DEFAULT AND ELECTION TO SELL STATILE U. COMPLETE SCREEK County of ..... OF SALESSED ST (FORM No. 884) Certify that the within instru-STEVENS-NESS LAW FUS. CO., PORTLAND, OR. ment was received for record on the Re: Trust Deed From 美国州田南镇 经日 in house from for the start in book/reel/volume No..... on Granto SPACE RESERVED 13. page ..... or as fee/file/instrument/ TOR: br.bgur.) microfilm/reception No. To RECORDER'S USE adir find l Record of Mortgages of said County. Trustee Witness my hand and seal of. it addition and the t ldardi County affixed. AFTER RECORDING RETURN TO Aspell, Della-Rose & Richard Devon VHD Frace on it NAME TITL 122 South Fifth Street ್ಷತ್ರಿಂ 11698 By ..... Klamath Falls, Oregon 97601 Deput

	S NOTICE OF SALE 24252
Reference is made to that cartain trust deed made	by MARGARET ANN COURTICE
MOUNTAIN TITLE CO., INC.	, as grante
in favor of GARY J. AND LINDA A. TERPE	NING, husband & wife , as benefic
Klamath County Orefor in head	lay 23,, 19.85, in the mortgage record c/reel/volume No
as fee/file/instrument/microfilm/reception No.	
property situated in said county and state, to-wit: The N1/2SE1/4SW1/A of Soction 21	The second s
Willamette Meridian, Klamath County	Township 36 South Range 12 East of t
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60' of the North 1/2 of Government	ast 60° of Government Lot 3 and the
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fault for which the foreclosure is nigda is frontor's faile	orden pursuant to Oregon Revised Statutes 86.735(3); the
rom the subject property. 27 MONTHLY PAYMENTS AF \$164.48	1. 같은 것 같은
	\$4,440.96
By reason of spid detaut it is the	
deed immediately due and payable, suid sums being the	lared all sums owing on the obligation secured by said t
UNPAID PRINCIPAL BALANCE	
UNPAID INTEREST THROUGH	\$15,776.51 12-8-89 3,909.41
	57505.41
WHEREFORE, notice hereby is given that the u	ndersigned trustee will on APRIL 23,
inside the front fover of the Klama	a with the standard of time established by ORS 187.110
in the City of	f Klamath State of Oradon call of an
auction to the highest hidder for cash the internet in it.	
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power to convey at the time of the execution by him of grantor or his successors in interest acquired after the extinereby secured and the costs and expenses of sale, im given that any person named in O.RS 86.753 has the rig, the sale, to have this foreclosure proceeding dismissed of the entire amount then due (other than such portion occurred) and by curing any other default complained formance required under the obligation or trust deed, and ance necessary to cure the default, by paying all costs and trust deed, together with trustie's and attorney's feed In construing this notice, the musculine gender ince plural, the word "grantor" includes any successor in integation, the performance of which is secured by said trust or respective successors in interest, if any.    DATED  12-13  19  89    State of Oregon, County ofKlamath  I am the attorney the foregoing is a complete and exact copy of the original the name and address of party to be served.  Size    If the foregoing is a copy to be served pursuan: to ORS 86.740 or ORS 86.750(1), fill in oppointe the name and address of party to be served.  Size    TATE OF OREGON: COUNTY OF KLAMATH:  Ss.    iled for record at request of  Klamath County 7	Solution described real property which the grantor had or of the said trust deed, together with any interest which tecution of said trust deed, to satisfy the foregoing obligation of said trust deed, to satisfy the foregoing obligation of said trust deed to the days before the date last set and the trust deed reinstated by payment to the beneficient of the principal as would not then be due had no detered the principal as would not then be due had no detered for herein that is capable of being cured by tendering the perform and expenses actually incurred in enforcing the obligation and expenses actually incurred in enforcing the obligation and expenses actually incurred in enforcing the obligation and expenses actually as any other person owing an oldeed, and the words "trustee" and "beneficiary" include the grantor as well as any other person owing an oldeed, and the words "trustee" and "beneficiary" include the sets to the attorneys for the above named trustee and the trustee's rotice of sale.    If trustee's motice of sale.    If trustee's MARGARET_COURTICE_COATES    HC-33, BOX 5    Beatty, Oregon 97621
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