

MACK/89112419
OREGON
LOAN NUMBER: 37881
INVESTOR NUMBER: N/A

Record and Return to:
TRUSTEE SERVICES INCORPORATED
911 NORTH 145TH STREET
SEATTLE, WASHINGTON 98133

10595

K-41925

Vol. m90 Page 1715

NOTICE OF DEFAULT AND ELECTION TO SELL

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby.

A. PARTIES IN THE TRUST DEED:

GRANTOR(S): ELDON WOOTEN & FAYE M. WOOTEN
TRUSTEE: MOUNTAIN TITLE COMPANY
BENEFICIARY: ELEANOR EDMONDS

B. DESCRIPTION OF THE PROPERTY:

Legally described as set forth in Exhibit A, attached hereto and incorporated herein. Said property commonly known as:
ROUTE 2, BOX 86, BONANZA, OR 97623

C. TRUST DEED INFORMATION:

DATE: MARCH 5, 1982
RECORDING DATE: MARCH 5, 1982
RECORDING NUMBER: INSTRUMENT #9732, BOOK M82, PAGE 2809
SUCCESSOR BENEFICIARY: WESTERN UNITED LIFE ASSURANCE COMPANY
ASSIGNMENT RECORDING NO: INSTRUMENT #87208, VOL. M88, PAGE 7402
RECORDING PLACE: Official records of the County of
KLAMATH, State of Oregon

D. DEFAULT: The Grantor(s) are in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay:

1. Monthly payments:

AUGUST 5, 1989 thru JANUARY 10, 1990
6 at \$514.28
0 at \$0.00

\$ 3,085.68

2. Late charges:

\$0.00/\$0.00 for each monthly
payment not made within
0 days of its due date:

\$ 0.00

3. Other Arrears:

TAXES PAID

\$ 2,846.68
0.00
0.00

TOTAL AMOUNT CURRENTLY IN ARREARS:

\$ 5,932.36

E. AMOUNT DUE: The Beneficiary has declared all sums owing on the obligation and the Trust Deed immediately due and payable, said sums being:

Principal balance: \$21,440.99

In addition to said principal, interest as provided in the note or other instrument secured shall be payable from JULY 5, 1989.

*** IMPORTANT: READ PAGE 2 OF THIS DOCUMENT ***

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OREGON

Notice of Default and Election to Sell - Page 2

F. ELECTION TO SELL: 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 Oregon Revised Statutes Sections 86.705 et. seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the said described property which the Grantor(s) had, or had the power to convey at the time of the execution of the TrustDeed, together with any interest the Grantor or successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed together with the expenses of the sale, including the compensations of the Trustee as provided by law, and the reasonable fees of Trustee's Attorneys.

G. TIME AND PLACE OF SALE:
 TIME: 1:00 p.m. on MAY 29, 1990
 PLACE: COUNTY COURTHOUSE (THE STEPS),
 KLAMATH FALLS, OREGON

H. RIGHT TO REINSTATE: NOTICE IS FURTHER GIVEN that, at any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustee's fees and Attorney's fees.

DATED: JANUARY 10, 1990

CRAIG R. WATSON, ATTORNEY
 SUCCESSOR TRUSTEE
 1211 S.W. 5TH AVENUE, #1400
 PORTLAND, OR 97204

Craig R. Watson
 CRAIG R. WATSON, ATTORNEY

STATE OF WASHINGTON
 COUNTY OF KING

On this 19th day of January, 1990, personally appeared CRAIG R. WATSON to me known to be the individual described in and who executed the within and foregoing instrument and acknowledge that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Debra L. Messer
 Notary Public in and for the State of
 Oregon, Residing at U.S. Hwy 101
 My Commission Expires 10/15/92

*** ATTACHED: EXHIBIT A ***

1717

89112419 (OR)
MACK
(EXHIBIT A)

A parcel of land situated in the E 1/2SW 1/4 of Section 15, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South 00° 31'49" West a distance of 903.74 feet from the Northeast corner of the NE 1/4 SW 1/4 of said Section 15; thence West a distance of 100 feet; thence South 00°31'49" West parallel with the North-South center line of said Section, a distance of 405.51 feet, more or less, to the Northerly right of way line of the Keno Springs Road; thence North 56°52'28" West along said Northerly right of way line a distance of 499.72 feet, more or less to an intersection with the Easterly right of way line of the County Road; thence North 15°06'55" West along said County Road a distance of 393.38 feet, more or less to the Southwest corner of Parcel described in partial Release of Mortgage recorded August 16, 1971 in Volume M71, page 8560, Microfilm Records of Klamath County, Oregon; thence North 78°28'56" East a distance of 641.20 feet along the Southerly line of said parcel, to the East line of the NE 1/4 SW 1/4 of said Section 15, thence South along the East line of said NE 1/4 SE 1/4 to the point of beginning.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day
of Jan. A.D. 19 90 at 9:53 o'clock A.M., and duly recorded in Vol. M90
of Mortgages on Page 1715
By Evelyn Biehn County Clerk
Pauline Mulender

FEE \$18.00