

12384

# TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

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Reference is made to that Trust Deed wherein VIVIAN C. PEREZ, A Married Woman as her separate property, is Grantor; ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Trustee; and F. N. REALTY SERVICES, INC., A California Corporation, is Beneficiary, recorded in Official/Microfilm Records, Vol. M-88, Page 18339, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 39, Block 32, Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION,  
in the County of Klamath, State of Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:  
Monthly installments of principal and interest due for the months of August, thru December, 1988, inclusive, January thru December of 1989, inclusive; and January, February, and March of 1990, in the amounts of \$133.99 each; Subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.  
The sum owing on the obligation secured by the trust deed is:

\$10,355.00 plus interest and late charges, thereon from July 30, 1988, at the rate of NINE AND ONE-HALF (9.5%) PER CENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.  
plus trustee's fees, attorney's fees, for closure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on July 27, 19 90, at 10:05 o'clock A.m. based on standard of time established by ORS 187.110 at Aspen Title & Escrow, Inc., 600 Main Street, Klamath Falls Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: March 12, 19 90.

ASPEN TITLE & ESCROW, INC.  
BY: [Signature], Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on March 12, 19 90 by ANDREW A. PATTERSON  
Assistant Secretary for Aspen Title & Escrow, Inc.

[Signature] Notary Public for Oregon — My Commission Expires: July 23, 19 93  
ASPEN TITLE & ESCROW, INC.  
BY: [Signature]  
Assistant Secretary ~~Notary~~ for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on March 15, 1990 at 11:04 o'clock A.m.  
and recorded in Vol. 1270 page 4807 of mortgages.

Evelyn Biehn County Clerk by Rauline Mulender, Deputy  
Fee \$8.00  
After recording return to: