NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made byCRAIG_A. THOMAS	
ASPEN TITLE & ESCROW, INC., An Oregon Corporation	, as grantor, to
Klamath County O- Klamath September 16 ,19.88	in the morteage records of
SECURE SASIMENE AND THE SECURE OF THE SECURE	age15292 xxxxx
property situated in said county and state, to-wit:	

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TISCALOM SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION Notice of Default and

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: Monthly installments of principal and interest due for the months of November

and December of 1989, and January, February, March, April, and May of 1990 in the amounts of \$402.90 each; subsequent installments of like amounts; and subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed : With the control of the contr the following the grounds on his factor, which had com-

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: \$42,503.31 plus interest and late charges, thereon from October 28, 1989, 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

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 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on September 14 90 at the following place: Aspen Title & Escrow, Inc.

525 Main Street, 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.

9006

Deputy

to the interest of the trustee in the trust d	eed, or of any successor in in- property, except:	the said trustee has any actual notice of any al property hereinabove described subsequent terest to the grantor or of any lessee or other
NAME AND LAST KNOWN ADD		URE OF RIGHT, LIEN OR INTEREST
्रभावत प्रवेद कराते स्थानकेश्वन्ताक व द्वाराहर चाहुते हें। एक अन्य सामान्यवासक एक सामान्यक राज्य वात्रक स्थानक	Language and the control of the cont	
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our filt will be the source being the		
to the beneficiary of the entire amount the had no default occurred) and by curing a tendering the performance required under- ing the performance percessery to cure the	en due (other than such portion any other default complained the obligation or trust deed, and	the right, at any time prior to five days before ed and the trust deed reinstated by payment on of the principal as would not then be due of herein that is capable of being cured by and in addition to paying said sums or tenderand expenses actually incurred in enforcing the lot exceeding the amounts provided by said
In construing this notice, the mascul	ine gender includes the femin ccessor in interest to the grant	ine and the neuter, the singular includes the
	eren eren ere as Penetiti	
DATED April (27)	ASPENITITI	E & ESCROW, INC.
DATED: April 2/	, 19 90 BY: 1111	www.
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)	Trustee ;	Beneticiary (State which)
\$ 1.	STATE OF OREGON	County of Klamath)ss.
County of	April The fo	pregoing instrument was acknowledged before me this
The foregoing instrument was acknowledged b	efore	, 19 YU by ANDREW A. PATTERSON
me this,19	, by	ANN AND AND AND AND AND AND AND AND AND
	ASSISTANT sect	retary of
	ASPEN TITLE	& ESCROW, INC.
	a Oregon	corporation on behalf of the corporation.
	Lundia	Man Dan Dan) Color De Color
(SEAL) Notary Public for Or	regon Notary Public for Orego	on .
My commission expires:	My commission expires:	The same of the sa
NOTICE OF DEFAULT AND	이 등 이 등은 그리카를 받아	STATE OF OREGON,
ELECTION TO SELL	BIG ICK FEETE DEED	County of SS/
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STEVENS-NESS LAW PUB.CO., PORTLAND, OR.	- 253 (1)	I certify that the within instru-
Re: Trust Deed From		ment was received for record on the
and the second of the second o		day of, 19,
CRAIG THOMAS	THE SECOND CONTRACTOR SECOND SECOND	at
Grantor	SPACE RESERVED	in book/reel/volume Noon
70 L	FOR	pageor as tee/tile/instrument/
Aspen Title & Escrow, Inc.	RECORDER'S USE	microfilm/reception No.
Tristee		Record of Mortgages of said County.
	dead made by GALT - 5 c	Witness my hand and seal of
AFTER RECORDING RETURN TO Aspen Title & Escrow, Inc.	그리는 어느의 사람들들이 하고	County affixed.
	F DEFAULT AND ELECTION .	
Klamath Falls, OR 97601		NAME TITLE
3 3 3 3 3 3 7 0 0 1		By

PARCEL 1:

The West 1/2 of Government Lot 1 in Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land situated in Government Lot 2, Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at a 5/8 inch iron pin, which is the East 1/16 corner on the South line of Section 17 and is the Southeast corner of Government Lot 2 as shown on the Plat of Survey #3588 filed with the Klamath County Surveyor; thence North 89 degrees 09' 35" West on the South line of said Section, 200.00 feet to a point; thence leaving the South line of said Section, North 02 degrees 24' 28" East a distance of 998.46 feet to a point on the North line of Government Lot 2; thence North 89 degrees 35' 20" East on the North line of Government Lot 2 a distance of 200.17 feet to a 5/8" iron pin at the Northeast corner of said lot; thence South 02 degrees 24' 28" West on the East line of said lot a distance of 1002.84 feet to the point of beginning.

STATE OF OREGON: COUNTY O	F KLAMATH: ss.		
	Agnan Title C	o. the 30th	day
of April A.D.,	19 90 at 11.43	o'clockAM., and duly recorded in VolM90	;
of	<u>Mortgages</u>	Evelyn Right . County Clerk	
FEE \$18.00		By Qauline Mulendere	