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ASPEN 04035128
TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE

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Reference is made to that Trust Deed wherein JOSE S. JANCINTO AND JULIA D. JACINTO, husband and wife, is Grantor; ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Trustee; and CLIFFORD L. CARTER AND SANDRA L. CARTER, HUSBAND AND WIFE, is Beneficiary, recorded in Official/Microfilm Records, Vol. M-89, Page 2476, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 5, Block 6, SECOND ADDITION TO WINEMA GARDENS, 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: The entire principal balance plus interest of \$13,743.34, which was due and payable in full on the November, 1989; and 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: \$13,743.34 plus interest and late charges, thereon from April 9, 1990, at the rate of NINE (9.0%) PER CENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Trust Deed and Note plus trustee's fees, attorney's fees, foreclosure 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 September 14, 1990, at 10:05 o'clock A.m. based on standard of time established by ORS 187.110 at Aspen Title & Escrow, Inc., 525 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: May 3, 19 90.

ASPEN TITLE & ESCROW, INC.
 BY: Andrew A. Patterson, Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on May 3, 19 90 by ANDREW A. PATTERSON
 ASSISTANT SECRETARY FOR ASPEN TITLE & ESCROW, INC.

David A. Huelshager Notary Public for Oregon — My Commission Expires: July 23, 19 93

Notarized to be a true copy:

Assistant Secretary ~~Notary~~ for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on May 3rd, 19 90 at 4:03 o'clock P.m.
 and recorded in M90 page 8429 of mortgages.

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

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