

15454

34681  
**TRUSTEE'S NOTICE OF DEFAULT Vol. m90 Page 10272**  
**AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein MICHAEL C. MC MILLEN AND NENA C. MC MILLEN, HUSBAND AND WIFE, is Grantor; ASPEN TITLE, is Trustee; and TRANSAMERICA FINANCIAL SERVICES, is Beneficiary, recorded in Official/Microfilm Records, Vol. M-84, Page 15328, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 February, 1990 in the amount of \$337.21, and installments due for the months of March, April, May, and June, 1990, in the amounts of \$335.00 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: \$15,831.66 plus interest and late charges, thereon from March 7, 1990, at the rate of EIGHTEEN AND ONE-HALF (18.5%) 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, 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 October 15, 19 90, at 10:00 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 30, 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 30, 19 90 by ANDREW A. PATTERSON, ASSISTANT SECRETARY FOR ASPEN TITLE & ESCROW, INC.

Janina Stender Notary Public for Oregon — My Commission Expires: 7/23, 19 93  
 Certificate to be a true copy: \_\_\_\_\_ Attorney for Trustee

STATE OF OREGON, County of \_\_\_\_\_ ss  
 Filed for record on \_\_\_\_\_, 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_m.  
 and recorded in \_\_\_\_\_ page \_\_\_\_\_ of mortgages.

\_\_\_\_\_ County Clerk by \_\_\_\_\_, Deputy

After recording return to: \_\_\_\_\_

'90 MAY 30 AM 11 39

## EXHIBIT "A"

The S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway from which the Northwesterly corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian bears South 88° 50 $\frac{1}{2}$ ' West along the center line of the said Morningside Lane, 1115.0 feet, and North 0° 10' East along the Westerly boundary of the said Section 21, 858.0 feet, and running thence North 0° 10' East 261.7 feet; thence South 89° 40' East 320.0 feet; thence South 0° 10' West 253.4 feet, more or less, to a point in the said center line of Morningside Lane; thence South 88° 50 $\frac{1}{2}$ ' West 320.00 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day  
of May A.D., 19 90 at 11:39 o'clock A.M., and duly recorded in Vol. M90  
of Mortgages on Page 10272.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore