

OK

16385

Vol. m90 Page 11909

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Kenneth R. Buser, as grantor, to

Mountain Title Company, as trustee,
 in favor of Shriners Hospitals for Crippled Children, as beneficiary,
 dated December 23, 1988, recorded December 23, 1988, in the mortgage records of
Klamath County, Oregon, in book 208 volume No. M88 at page 21899, or as
 to the instrument/misfile/reception No. xxx, xxxxxxxxxxxxxxxxxxxxxxx, covering the following described real
 property situated in said county and state, to-wit:

A portion of Lot 14, Junction Acres, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon, being more particularly
 described as follows:

Beginning at the Northwest corner of Lot 14 of Junction Acres; thence along the
 Westerly line of said Lot 14, S. 0°08' E. 663.2 feet; thence along the Southerly
 line of Lot 14 N. 89°47' E. 132 feet; thence N. 0°08' W. 663.2 feet to the Southerly
 line of the Klamath Falls-Iakeview Highway; thence S. 89°47' W. 132 feet more or less,
 to the point of beginning.

James R. Uerlings, appointed successor trustee June 12, 1990, recorded June 15, 1990
 Volume M90, page 11677

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:

- 1) Monthly installments November 20, 1989, through May 20, 1990, and those accruing
 thereafter on the 20th of each month at \$290.73 per month.
- 2) Real property taxes in the amount of \$891.94 plus interest and late charges.

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: \$22,011.52 plus interest after
 May 31, 1990, until paid of \$5.80 per diem, plus real property taxes of \$891.94 plus
 interest and late charges thereon, plus all cost and attorney fees incurred as a result
 of this default to the full extent permitted by Oregon law.

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 November 29, 1990, at the following place: 110 North 6th Street,
Suite 209 in the City of Klamath, County of
Klamath, State of Oregon, which is the hour, date and place last set for said sale.

90 JUN 10 PM 3 48