

12384

Aspen — 34799
**TRUSTEE'S NOTICE OF DEFAULT
 AND ELECTION TO SELL AND OF SALE**

Vol. m90 Page 4807

14802

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, 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 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: Andrew A. Patterson, 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.

Andrea Sandaker Notary Public for Oregon — My Commission Expires: July 23, 19 93
CLIC
 Certified to be a true copy: BY: Andrew A. Patterson
 Assistant Secretary 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. M90 page 4807 of mortgages.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
 of July A.D., 19 90 at 10:53 o'clock A.M., and duly recorded in Vol. M90
 of Mortgages on Page 14801

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Muskendare