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Hspn - 54000
**TRUSTEE'S NOTICE OF DEFAULT
 AND ELECTION TO SELL AND OF SALE**

Vol. m90 Page. 4806

14806

Reference is made to that Trust Deed wherein CRISANTO LEONOR and EVA LEONOR 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-89, Page 20713 Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 1, Block 42, Tract No. 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 June, July,
 August, September, October, November and December of 1989, and January, February,
 and March of 1990, in the amounts of \$151.39 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:
 \$11,700.00 plus interest and late charges, thereon from May 30, 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
 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 88.705 to 88.795.

The property will be sold as provided by law on July 27, 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 88.753 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: [Signature], 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.

[Signature] Notary Public for Oregon — My Commission Expires: July 23, 19 90
ASPEN TITLE & ESCROW, INC.
 BY: [Signature]
 Assistant Secretary Attorney for Trustee

Certified to be a true copy.

STATE OF OREGON, County of Klamath ss
 Filed for record on March 15, 19 90 at 11:04 o'clock A.m.
 and recorded in Vol. M90 page 4806 of mortgages.

Evelyn Biehn County Clerk by [Signature] 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 AM., and duly recorded in Vol. M90
 of Mortgages on Page 14805.

FEE \$13.00

Evelyn Biehn County Clerk
 By [Signature]