

18205

ASPEN 35431

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# **TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein PAULA ANN RUDELL, An unmarried Woman, is Grantor,  
ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Trustee; and  
F. N. REALTY SERVICES, INC., A California Corporation, Trustee, is Beneficiary,  
 recorded in Official/Microfilm Records, Vol. M-88 Page 9143, Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

Lot 43, Block 28, Tract No. 1113, OREGON SHORES UNIT NO. 2, in  
 the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CC TL 3200

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 January,  
 February, March, April, May, June and July of 1990, in the amounts of \$104.98  
 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:  
 \$8,311.33 plus interest and late charges, thereon from December 15, 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 86.705 to 86.795.

The property will be sold as provided by law on December 17, 19 90, 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 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: July 31, 19 90. ASPEN TITLE & ESCROW, INC., Trustee  
By: [Signature]

STATE OF OREGON, County of Klamath ss  
July 31, 19 90 by \_\_\_\_\_

The foregoing was acknowledged before me on \_\_\_\_\_  
ANDREW A. PATTERSON, Assistant Secretary for Aspen Title & Escrow, Inc.

[Signature] Notary Public for Oregon — My Commission Expires: 7/23, 19 93

Certified to be a true copy:

\_\_\_\_\_  
 Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
July 31st, 19 90 at 3:49 o'clock P.m.  
 Filed for record on \_\_\_\_\_  
 and recorded in M90 page 15267 of mortgages.

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

ATC

1990 JUL 31 PM 3 49