

18306

ASPEN 35430

TRUSTEE'S NOTICE OF DEFAULT Vol. m90 Page 15268 AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein ENRIQUE A. QUINATA and ANNIE S. QUINATA, is Grantor; husband and wife _____, is Trustee; and
ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Beneficiary,
F.N. REALTY SERVICES, INC., A California Corporation, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M-88, Page 19717 Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 17, Block 38, Tract No. 1184, OREGON SHORES UNIT #2, FIRST
 ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17BB TL 4300

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 November, 1989,
 January, February, March, April, May, June and July of 1980, in the amounts of \$141.89
 each; subsequent installments of lie 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:
 \$11,543.45 plus interest and late charges, thereon from October 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 86.705 to 86.795.

The property will be sold as provided by law on December 17, 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 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.
 BY [Signature], Trustee

STATE OF OREGON, County of Klamath July 31, 19 90 by 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 July 31, 19 90 at 3:49 o'clock P.m.
 Filed for record on July 31
 and recorded in M90 page 15268 of mortgages.

Evelyn Biehn County Clerk by [Signature], Deputy
 Fee \$8.00
 After recording return to:

ATC

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