

20757

ASPEN 02035476

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

Vol. M90 Page 19565Reference is made to that Trust Deed wherein HUBERT D. KELLY and LUCINDA M. KELLEY, husband and wifeASPEN TITLETRANSAMERICA FINANCIAL SERVICESrecorded in Official/Microfilm Records, Vol. M-85 Page 16934 Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 19, Block 1, STEWART ADDITION, in the City of Klamath Falls,  
in the County of Klamath, State of Oregon.

CODE 211 MAP 3909-7cb t1 9200

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 month of February in the amount of \$177.00, and monthly installments of principal and interest due for the months of March, April, May, June, July, August and September 1990 in the amounts of \$360.00 each; and 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 \$15,948.87 plus interest and late charges, thereon from February 27, 1990, at the rate of EIGHTEEN AND ONE-HALF (18.5%) 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 February 15, 19 91, 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 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: September 27, 19 90.

ASPEN TITLE & ESCROW, INC.  
BY [Signature], Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on September 27, 19 90 by Andrew A. Patterson Assistant Secretary for Aspen Title & Escrow, Inc., Trustee.

[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

Filed for record on Sept. 27, 19 90 at 3:36 o'clock P.m.  
and recorded in Vol. M90 page 19565 of mortgages.

Evelyn Biehn County Clerk by [Signature] Deputy

Fee \$8.00  
After recording return to:

96 SEP 27 PM 3 36