

22219

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Reference is made to that certain trust deed made by: PAUL B. FRIEDRICH AND BELINDA K. FRIEDRICH, as grantor, to FARMERS HOME ADMINISTRATION, U.S. DEPT OF AGRICULTURE ACTING THROUGH THE STATE DIRECTOR OF FARMERS HOME ADMIN., as trustee, in favor of UNITED STATES OF AMERICA ACTING THROUGH THE FARMERS HOME ADMINISTRATION, U.S. DEPT. OF AGRICULTURE., as beneficiary, dated May 11, 1987 recorded May 11, 1987, in the mortgage records of KLAMATH County, OREGON, in VOLUME M87, PAGE 8001, covering the following described real property situated in said county and state, to-wit:

LOT 4 OF TRACT 1224 DAVIS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of an successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due to the sums in paragraph (A) below;

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being set forth in paragraph (B) below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

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## Notice of Default and Election to Sell, Continued

Said sale will be held at the hour of 9:30 A.M. in accord with the standard of time established by ORS 187.110 on March 29, 1991, at the following place: KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, OR, 97601, County of KLAMATH, State of OREGON, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
<u>None</u>	
_____	
_____	
_____	

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

OREGON TITLE INSURANCE COMPANY  
Trustee

By:

C. CLEVELAND ABBE

Dated: November 1, 1990

STATE OF OREGON

) ss.

COUNTY OF MULTNOMAH

The foregoing instrument was acknowledged before me November 1, 1990, by C. CLEVELAND ABBE, SENIOR VICE-PRESIDENT of OREGON TITLE INSURANCE COMPANY, An OREGON Corporation, on behalf of the corporation.

Orlene D. Sedlacek  
Notary Public for OREGON

My commission expires:

11-16-91

## EXHIBIT A:

700107 (0007) NOD2

## STATEMENT OF BREACH:

(A) DEFAULT FOR WHICH FORECLOSURE IS MADE: AS OF OCTOBER 18, 1990 FAILURE TO PAY 5 MONTHLY PAYMENTS OF \$350.00 EACH, FAILURE TO PAY EACH MONTHLY PAYMENT DUE AFTERWARDS.

(B) SUM OWING ON OBLIGATION SECURED BY THE TRUST DEED: UNPAID PRINCIPAL BALANCE OF \$34,541.22, AS OF OCTOBER 18, 1990, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT RATE OF 8.50 PER CENT PER YEAR, PLUS ANY LATE CHARGES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE TRUST DEED.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day  
of Nov. A.D., 19 90 at 10:34 o'clock A M., and duly recorded in Vol. M90,  
of Mortgages on Page 22111.

FEE \$18.00

Evelyn Biehn . County Clerk

By Daniel M. Miller

RETURN TO:  
OREGON TITLE  
1515 SW 5th  
Portland, Oregon 97201