

22239

Record and Return to:
 AMERICAN TRUSTEE, INC.
 P.O. BOX 0579
 MOUNTLAKE TERRACE, WA 98043
 (206) 775-9065

Vol. 490 Page 22245

ATI No.: CASE
 Loan No.: CASE101802F
 Investor No.: 38883
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K-42706

NOTICE OF DEFAULT AND ELECTION TO SELL

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby.

A. PARTIES IN THE TRUST DEED

DEBTOR(S): LOU ANN CASE, A SINGLE PERSON
 TRUSTEE: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
 BENEFICIARY: WESTERN UNITED LIFE ASSURANCE COMPANY

B. DESCRIPTION OF THE PROPERTY:

Legally described as set forth in Exhibit A, attached hereto and incorporated herein. Said property commonly known as:
 325 MARTIN STREET, KLAMATH FALLS, OREGON 97601, KLAMATH COUNTY

C. TRUST DEED INFORMATION:

DATE: JULY 1, 1988
 RECORDING DATE: AUGUST 10, 1988
 RECORDING NUMBER: VOLUME M88, PAGE 12877
 SUCCESSOR BENEFICIARY: N/A
 ASSIGNMENT RECORDING NUMBER: N/A
 RECORDING PLACE: Official records of the County of KLAMATH,
 State of Oregon

D. DEFAULT: The Debtor(s) are in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay:

1. Monthly payments:

06/15/90 through 10/24/90
5 PAYMENTS at \$ 60.00
 at \$ _____

\$ 300.00

2. Late Charges:

\$ 6.00 for each monthly payment not made
 within 10 days of its due date: (4 PAYMENTS) \$ 24.00

3. Other Arrears

\$ N/A

TOTAL AMOUNT CURRENTLY IN ARREARS:

\$ 324.00

E. AMOUNT DUE: The Beneficiary has declared all sums owing on the obligation and the Trust Deed immediately due and payable, said sums being:

Principal balance: \$ 5,241.54

In addition to said principal, interest as provided in the note or other instrument secured, shall be payable from 05/15/90.

RECEIVED 9:57 AM

NOV. 6, 1990

- F. ELECTION TO SELL: 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 Oregon Revised Statutes Sections 86.705 et. seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the said described property which the Debtor(s) had, or had the power to convey, at the time of the execution of the Trust Deed together with any interest the Debtor or successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed together with the expenses of the sale, including the compensations of the Trustee as provided by law, and the reasonable fees of Trustee's Attorneys.
- G. TIME AND PLACE OF SALE:
 TIME: 10:00 A.M. on WEDNESDAY, MARCH 13, 1991
 PLACE: KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, OREGON 97601
KLAMATH COUNTY, OREGON
- H. RIGHT TO REINSTATE: NOTICE IS FURTHER GIVEN that, at any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustee's fees and Attorney's fees.

DATED: OCTOBER 24, 1990

Sherrie Kaiser Goff
 P.O. Box 667
 Oregon City, Oregon 97045
 (206) 775-9065

Sherrie Kaiser Goff
 Sherrie Kaiser Goff, Attorney

STATE OF OREGON)
 COUNTY OF CLACKAMAS ss

On this 24 day of October in the year 1990, before me personally appeared Sherrie Kaiser Goff, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledge that she signed the same as her free and voluntary act and deed, for the uses and purposes herein mentioned.

Robert Hall
 Notary Public in and for the State of
 Oregon, Residing at Camden
 My Commission Expires 12/15/93

ATTACHED: EXHIBIT A:

22247

CASE101802F (OR)
CASE
(EXHIBIT A)

Beginning at the Southwest corner of Lot 17 in Block 21 INDUSTRIAL ADDITION to the City of Klamath Falls; thence Southeasterly along Martin Street 37½ feet; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly parallel with Martin Street, 37½ feet; thence Southwesterly parallel to Oak Avenue, 50 feet to the place of beginning, being a part of Lots 17 & 16 of said Block and Addition.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 6th day
of Nov. A.D., 19 90 at 9:59 o'clock AM., and duly recorded in Vol. M90
of Mortgages on Page 22245
By Evelyn Biehn - County Clerk
[Signature]

FEE \$18.00