

17441

Aspen F - 35376  
**TRUSTEE'S NOTICE OF DEFAULT  
 AND ELECTION TO SELL AND OF SALE**

23743 13814

Vol. M90 Page 190

Reference is made to that Trust Deed wherein DONALD HALL and MATTHEW J. FLING, each as, is Grantor;  
 to an undivided 1/2 interest \_\_\_\_\_, is Trustee; and  
ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Beneficiary,  
BILL B. HARP and ROSELYNN M. HARP, husband and wife \_\_\_\_\_ County, Oregon,  
 recorded in Official/Microfilm Records, Vol. M-87, Page 18465 \_\_\_\_\_ Klamath  
 covering the following-described real property in \_\_\_\_\_ County, Oregon:

Lots 7A and 7B, Block 5, RAILROAD ADDITION TO THE CITY OF  
 KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BC TL 5700

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 May, June  
 and July, 1990, in the amounts of \$200.00 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:

\$12,903.93 plus interest and late charges, thereon from May 30, 1989, at  
 the rate of NINE (9.0%) 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 3, 19 90, at 10:00 o'clock \_\_\_\_\_ 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: July 12, 19 90.

BY Andrew A. Patterson, Trustee

STATE OF OREGON, County of Klamath \_\_\_\_\_ ss  
July 12, 19 90 by Andrew A.

The foregoing was acknowledged before me on \_\_\_\_\_

Patterson Assistant Secretary for Aspen Title & Escrow, Inc.

Andrew A. Patterson Notary Public for Oregon — My Commission Expires: 7/23, 1993

Certified to be a true copy:

Assistant Secretary XXXXXX for Trustee

STATE OF OREGON, County of Klamath \_\_\_\_\_ ss  
July 12, 19 90 at 3:22 o'clock P. m.

Filed for record on \_\_\_\_\_  
 and recorded in M90 page 13814 of mortgage \_\_\_\_\_

Evelyn Biehn

Fee 8.00

After recording return to:

ATC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. \_\_\_\_\_ the 30th day  
 of Nov. A.D., 19 90 at 10:37 o'clock A. M., and duly recorded in Vol. M90  
 of \_\_\_\_\_ Mortgages \_\_\_\_\_ on Page 23742  
Evelyn Biehn County Clerk  
 By Andrew A. Patterson

FEE \$13.00

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