OK	OF DEFAULT AND ELECTION TO SE	L-Oregon Trust Deed S	eries. COPYRIGI	47 TORS	
23373	TTA' OS Algor	ASPEN 35841	v	ol mgo Par	24192
	NOTIC	E OF DEFAULT	AND ELECTION TO	SELL	
Reference HUSBAND	is made to that certain tr AND WIFE	ust deed made b	y ARTHUR W. ME	RKL AND JOYCE E.	MERKI
in favor of CLO	P. BRANDSNESS, Su YCE E. BARNES AND	cessor Trust	e: Aspen Title	& Escrow, Inc.	, as grantor, to
dated June	70 80			** Li	as beneficiary
Klamth	County Orac	ion in Lastation		, 19.00, in the m	ortgage records of
property situated	in said county and state,		xxxx £ind icate which	a), covering the follow	ing described real
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VOLICE OF	ched Exhibit "A" f	or Legal Des	cription <	y se ar an an air a Thair an ga chairg	Nord Class April 2000 Amerika April 2000
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43.0 <i>4</i> 53	Martin and Argentia	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	en en ser an antisétic de la construction de la construcción de la construcción de la construcción de la const La construcción de la construcción d	n na sente de la composition de la comp Composition de la composition de la comp	1000 de 100 <u>an</u> tes
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		$e_{ij} = e_{ij} + \frac{1}{2}e_{ij} + \frac{1}{2}e_{$			

FORM'No. 884

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The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a 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 the following sums: Monthly installments of principal and interest due for the months of April, May

and June, 1990, in the amounts of \$845.80 each; and subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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 the following, to-wit:

\$2,199.71 plus interest and late charges, thereon from April 1, 1990 at the rate of Ten (10%) 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.

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 his successors in interest acquired after the execution by him of the trust deed, to gether with any interest the grantor 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.

by ORS 187.110 onApril 22, 19.91, at ESCROW, INC., 525 Main Street	k,AM., in accord with the standard of time established
ESCROW, INC., 525 Main Street	the following place:ASPEN_TITLE_&

ROW, INC., 525 Main Street in the City ofKlemath Falls..., County of Lamath State of Oregon, which is the hour, date and place last set for said sale.

24193

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:

NATURE OF RIGHT, LIEN OR INTEREST NAME AND LAST KNOWN ADDRESS

B.I.C. Financial Services Second Trust Deed 1220 S.W. Morrision #820 Portland, OR 97205 and the second and the Presented and the Presen ng nga panganan sa kala ng taon kanan na kala dalamat na kala ka ka na panan na ka ka ka na sa sa sa

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.

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DATED: November 28	19.90	BYLluoli	matter	uso
	S	uccessor Trustee	Beneficiary	(State which)
[If the signer of the above is a corporation, use the form of acknowledgment opposite.] STATE OF OREGON, } County of	ss. d before	December 3 15 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	oing instrument was acknown 90, 90, Andrew A. State BYXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	owledged belore me, this Patterson
Notary Public to	a Oradan	Notary Public for Oregon	ndsaker	- 19 - 19 - 19 - 19 - 19 - 19 - 19 - 19
(SEAL) My commission expires:	or Oregon	My commission expires:	7/23/93	(SEAL)
NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 884) BYEVENS. NEES LAW FUB. CO., FORTLAND, OR.	n an	ng san <mark>bara</mark> gal	ment was received	t the within instru- for record on the
Re: Trust Deed From Arthur W. Merkl Joyce E. Merkl			page or as	
Aspen Title & Escrow, Inc	a 6.1 e ya.	RECORDER'S USE	Record of Mortgage	
Successor Trustee	astat na int	पुण्य के 10 किंद्रां हुए है. इ.स. के 10 किंद्रां हुए है.स.		hand and seal of
AFTER RECORDING RETURN TO			County anixedy	\mathbf{X}
Aspen Title & Escrow, Inc.	a on p	eta de Maria 1996 Haver I	NAME	TITLE
525 Main Street Klamath Falls, OR 97601	1273 t	na stalini i se	By	Deputy
	1			

24194

EXHIBIT "A"

A tract of land situated in the W 1/2 NE 1/4 NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Southerly right of way line of Hilyard Avenue, said pin being North 89 degrees 06' 00" West 908.60 feet and South 00 degrees 05' 16" East 30.00 feet from a 5/8 inch iron pin at the centerline intersection of said Hilyard Avenue and Altamont Drive marking the North quarter Sourcer of said Section 10; thence South 00 degrees 05' 16" East 591.88 feet; thence North 89 degrees 06' 00" West 293.66 feet; thence North 00 degrees 05' 16" West 591.88 feet more or less, to the Southerly right of way line of Hilyard Avenue; thence South 89 degrees 06' 00" East 293.66 feet to the point of beginning.

CODE 41 MAP 3909-10BA TL 2400

الع المناسبة المانية مستحسين

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Eiled for record at teuucst Vi	Aspen Title Co the the day at 3:43 o'clock P_M., and duly recorded in VolM90,
of <u>Dec.</u> A.D., 19 <u>90</u> of	Mortgages on Page 24192
FFF \$18.00	By _ Dauline Mullindare