

18306

ASPEN 35430
**TRUSTEE'S NOTICE OF DEFAULT
 AND ELECTION TO SELL AND OF SALE**

15268
 24898

Reference is made to that Trust Deed wherein ENRIQUE A. QUINATA and ANNIE S. QUINATA, husband and wife, is Grantor; ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Trustee; and F.N. REALTY SERVICES, INC., A California Corporation, is Beneficiary, recorded in Official/Microfilm Records, Vol. M-88 Page 19717 Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 17, Block 38, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17BB TL 4300

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 November, 1989, January, February, March, April, May, June and July of 1980, in the amounts of \$141.89 each; subsequent installments of the 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:
 \$11,543.45 plus interest and late charges, thereon from October 30, 1989, at the rate of NINE AND ONE HALF (9.5%) 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 December 17, 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 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 31, 19 90.

ASPEN TITLE & ESCROW, INC.
 BY Andrew A. Patterson, Trustee

STATE OF OREGON, County of Klamath, ss
 The foregoing was acknowledged before me on July 31, 19 90 by ANDREW A. PATTERSON, Assistant Secretary for Aspen Title & Escrow, Inc.

Sandra Handa Notary Public for Oregon — My Commission Expires: 7/23, 19 93

Certified to be a true copy:

Andrew A. Patterson
 Assistant Secretary ~~XXXXXX~~ for Trustee

STATE OF OREGON, County of Klamath, ss
 Filed for record on July 31st, 19 90 at 3:49 o'clock P.m.
 and recorded in M90 page 15268 of mortgages.

Evelyn Biehn County Clerk by Pauline Mulindore, Deputy
 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 17th day of Dec. A.D., 19 90 at 8:51 o'clock AM., and duly recorded in Vol. M90 of Mortgages on Page 24897
 Evelyn Biehn County Clerk
 By Pauline Mulindore

FEE \$13.00