FORM No. 884-NOTICE OF DEFAULT AND ELECTION TO SELL-Oregion Trust Deed Series.

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ASPEN 04035845 Vol.mg/ Page 954 NOTICE OF DEFAULT AND ELECTION TO SELL VELEY UNDERHAD FOLDER IN Reference is made to that certain trust deed made by DAVID C. BENAVENTE and JULIE D. MATERNE, as tenants in common ASPEN<sup>®</sup> TITLE & ESCROW,<sup>®</sup> INC., An Oregon Corporation in favor of F. N. REALTY SERVICES, INC., A California Corporation, Trustee....., as beneficiary, dated \_\_\_\_\_April 28 \_\_\_\_\_, 19.88 \_\_\_\_ recorded \_\_\_\_\_\_ September 29 \_\_\_\_\_, 19.88, in the mortgage records of and the second Lot 19, Block 33, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon. CODE 118 MAP 3507-17BD TL 2000 V7YESY Notare sublic to On sen. Repart Papilo To. O rout to . Tangatagi জন চলায় 🖂 The surveyory as consider and dispersion for the 1995 (1997 (

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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 princpal and interest due for the months of June, July,

August, September, October, November and December of 1990, and January of 1991, in the amounts of \$133.99 each; and subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed on while there is not a towned a rear and astern

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: 1 sums to be a sum of the following to be a sum of the foll

\$8,902.27 plus interest and late charges, thereon from May 1, 1990, 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

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 rea-

Said sale will be held at the hour of ... 10:00 o'clock, ...A...M., in accord with the standard of time established 

Klamath: state of Oregon; which is the hour, date and place last set for said sale.

955 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 annan anan angal ana addional - an ango silan langangang malandana nganganalan ang san alag an his burning a the filter of all different filters the consideration of the filter of the second an property if interest conduct part to the primer of the free over the state of the second state of the second If y the board **None** which the the statement of the statement of the statement of the second state to the second At briefs, should be the primer of the statement of the free statement of the second state of the second statement of the ur vienne verst is fan de fan in de geseffende sternende Sternende sternende fan de sterne in de sterne oar st Sternende verst is fan de sterne in de geseffende sternende Sternende sternende in de sterne in de sterne oar st Sternende verst in de sterne in de geseffende sternende Sternende sternende sterne in de sterne in de sterne oa 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 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 almaged for the particular (If the signer of the above is a corporation, use the form of acknowledgment apposite.) a a free brief an easily an eight free brief the state of the STATE OF OREGON, [ORS 194.570] ant in annahra da a STATE OF OREGON, County of ......Klamath County of The foregoing instrument was acknowledged before The foregoing instrument was acknowledged before me this January , 1991, by ANDREW A. PATTERSON, , ....., 19....., by Assistant secretary of ASPEN TITLE & ESCROW, INC. 5/10 <sup>2</sup> Oregon / corporation, on behalt of the corporation. and Sandsoker Notary Public for Oregon (SEAL) Notary Public for Óregon My commission expires: My commission expires: 7/23/93 12:11 NOTICE OF DEFAULT AND STATE OF OREGON. ELECTION TO SELL County of ......Klamath (FORM No. 884) STEVENS-NESS LAW PUB. CO., PORTLAND, OR SS. I certify that the within instru-Re: Trust Deed From ment was received for record on the David C. Benavente at .10:47 o'clock A.M., and recorded Julie D. Materne Grantor keepen oo SPACE RESERVED To page 954 or as fee/file/instrument/ FOR Aspen Title & Escrow, Inc. RECORDER'S USE microfilm/reception No. 24827 Trustee Record of Mortgages of said County. and dest nade by AFTER RECORDING RETURN TO Witness my hand and seal of Aspen Title & Escrow, Inc. E OF OFFICIEN STACHON TO THE Evelyn Biehn, County Clerk By Quiline Muilendie Deputy TITLE Fee \$13.00