

20757

TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE

2550
19565

Vol. M90 Page

Reference is made to that Trust Deed wherein HUBERT D. KELLY and LUCINDA M. KELLEY, is Grantor;
husband and wife _____, is Trustee; and
ASPEN TITLE _____, is Beneficiary.
TRANSAMERICA FINANCIAL SERVICES _____, County, Oregon.
recorded in Official/Microfilm Records, Vol. M-85 Page 16934 Klamath
covering the following-described real property in Klamath County, Oregon:

Lot 19, Block 1, STEWART ADDITION, in the City of Klamath Falls,
in the County of Klamath, State of Oregon.

CODE 211 MAP 3909-7cb t1 9200

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 month of February
in the amount of \$177.00, and monthly installments of principal and interest due
for the months of March, April, May, June, July, August and September 1990 in the
amounts of \$360.00 each; and 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
\$15,948.87 plus interest and late charges, thereon from February 27, 1990, at
the rate of EIGHTEEN AND ONE-HALF (18.5%) 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 36.705 to 36.795.

The property will be sold as provided by law on February 15, 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 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: September 27, 19 90.

ASPEN TITLE & ESCROW, INC. _____, Trustee
By Andrew A. Patterson

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on September 27, 1990 by Andrew A. Patterson
Assistant Secretary for Aspen Title & Escrow, Inc., Trustee.

Andria Salinas Notary Public for Oregon - My Commission Expires: 7/23, 1993
Certified to be a true copy: Andrew A. Patterson Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on Sept. 27, 19 90 at 3:36 o'clock P.m.
and recorded in Vol. M90 page 19565 of mortgages.

Evelyn Biehn County Clerk by Debra L. Biehn Deputy
Fee \$8.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
of Feb. A.D., 19 91 at 10:55 o'clock A.M., and duly recorded in Vol. M91
of Mortgages on Page 2549
Evelyn Biehn County Clerk
By Debra L. Biehn

FEE \$13.00