

OK:

26202

Vol. 91 Page 3296

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by JAMES L. CARTWRIGHT and CAROLYN S. NELSON, as tenants in common, as grantor, to Glenn H. Munsell, as trustee, in favor of Thomas C. Howser, Trustee under Trust dated December 31, 1986, as beneficiary, dated October 17, 1986, recorded May 27, 1987, in the mortgage records of Klamath County, Oregon, in book xxx volume No. M87 at page 9016, ~~xxx~~ ~~file/instrument/record/in/reception No xxxxxxxxxxxxxxxx (indicate which)~~, covering the following described real property situated in said county and state, to-wit:

Lot 6, Block 6, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, page 6, of Maps, in the office of the County Recorder of said County.

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: The monthly installment payments in the amount of \$62.64, due on July 23, 1990, and on the 23rd day of each month thereafter; and the real property taxes for the year 1990-91 in the amount of \$92.55, plus interest to February 15, 1991, in the amount of \$1.23.

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: Unpaid principal balance of \$3,096.45, PLUS interest thereon at the rate of 10% per annum from June 26, 1990, until paid; PLUS the costs, expenses, trustee's fees and attorney fees incurred by the beneficiary in enforcing the terms of the obligation.

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 reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on July 18, 1991, at the following place: Front steps of the Klamath County Courthouse, 316 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

47 FEB 22 PM 2 47



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:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

None

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.

DATED: February 15, 1991

Glenn H. Munsell

Trustee

Beneficiary

(State which)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Jackson

ss.

The foregoing instrument was acknowledged before me this February 15, 1991, by Glenn H. Munsell

Kathleen L. Huet
Notary Public for Oregon

(SEAL)

My commission expires: 3-2-91

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this

February 15, 1991, by

Glenn H. Munsell, president, and by

Beneficiary, secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

JAMES L. CARTWRIGHT and
CAROLYN S. NELSON Grantor

To

GLENN H. MUNSELL

Trustee

AFTER RECORDING RETURN TO
HOWSER & MUNSELL
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

607 SISKIYOU BLVD. - P. O. BOX 640

ASHLAND, OREGON 97520

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of Feb., 1991 at 2:27 o'clock P.M., and recorded in book/reel/volume No. M91 on page 3296 or as fee/file/instrument/microfilm/reception No. 26202, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Evelyn Biehn* Deputy

Fee \$13.00