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ASPEN F-35012

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

Vol. M90 Page 20631

Reference is made to that Trust Deed wherein ROY C. BENAVENTE and SHEILA C. BENAVENTE, husband and wife, is Grantor; ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Trustee; and F. N. REALTY SERVICES, Inc., A California Corporation, Trustee, is Beneficiary, recorded in Official/Microfilm Records, Vol. M-88 Page 16234 Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 16, Block 41, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-18DB TL 200 KEY NO. 246353

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 and December, of 1988; January thru December of 1989; January thru October of 1990, in the amount of \$118.01 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: \$8,934.57 plus interest and late charges, thereon from October 30, 1988, 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 March 1, 19 91, at 10:05 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: October 9, 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 October, 19 90 by Andrew A. Patterson, Assistant Secretary for Aspen Title & Escrow, Inc.

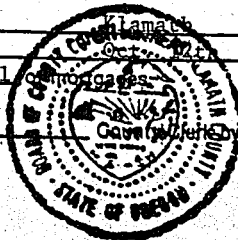
Andrea Standaker Notary Public for Oregon — My Commission Expires: 7/23/, 19 93

Certified to be a true copy:

Andrew A. Patterson  
Assistant Secretary for trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on Oct. 12, 19 90 at 10:28 o'clock A.m. and recorded in M90 page 20631

Evelyn Biehn  
Fee \$8.00  
After recording return to: Evelyn Biehn, Deputy



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day of March A.D., 19 91 at 10:37 o'clock A.M., and duly recorded in Vol. M91 of Mortgages on Page 3759.

FEE \$13.00

Evelyn Biehn, County Clerk  
By Evelyn Biehn

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