27349

FORECLOSURE NO. 36051

Volmal Page 5294@

NOTICE OF DEFAULT AND ELECTION TO SELL

	1996			. MARGIE	A. LEACH, a	in unmarried	woman and
	Reference is m	ade to that certain	trust deed made			F1.17	, as grantor, to
	ASPEN TITLE	& ESCROW, INC	., An Orego	n Corporacio	111		
	FN	REALTY SERVICE	S, INC., A	California C	orporation		, as beneficiary,
in favo							
dated	ADLII I		, recorded	aradatararezaru- Ni-	M-88	at nage	305 xxxxxx
	Klamath	County, Oi	egon, in book/1	вен тоните ио.		ut puge iii	ind described real
TANK	ranceauxxxxxx	County, Oi भारम्बामामपुर्मस्स्कृतको	XXXXXXXXXXX	Мын дхххххх	exactivation), cou	vering the follow	ing described rear
reeym	e) manument)	micronini, reception	to to wit.				and the second second
prope	rty situated in .	said county and sta	ie, io-wii.				

Lot 13, Block 42, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-18AA TL 7900

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).

such action has been dismissed except as permitted by OKS out. 30(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 principal and interest due for the months of August,

September, October, November and December of 1990, and January, February, March, and April of 1991 in the amounts of \$109.64 each; and subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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:

\$8,344.31 plus interest and late charges, thereon from July 15, 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 of the Note and Trust Deed.

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.

trust deed and the expenses of the sale, more	
sonable fees of trustee's attorneys.	10:00. o'clock,AM., in accord with the standard of time established
by ORS 187.110 on August 2	, 19
ESCROW, INC., 525 Main Street	in the City of Klamath Falls, County o
Klamath	, State of Oregon, which is the hour, date and place last set for said sale

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

Klamath Falls, OR 97601

NAME AND LAST KNOWN ADDRESS

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to live 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 ORŠ 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.

and the second		1000	ASPEN TITLE	& ESCROW, INC.			
DATED:	March 25	199	1 BY Judi	Walter	<u>~</u>		
			Trustee	Beneficiary	(State which)		
	above is a corporation,		a da kadalah persalagkan pan	$\Phi_{i}(\Phi_{i}) = \{ (i,j) \mid i \in \mathcal{F}_{i} \mid i \in \mathcal{F}_{i} \}$			
use the form of act	knowledgment opposite.)	(ORS	194.570)	Klamath			
STATE OF OR	REGON,) ss.	STATE OF OREGON, Co	ounty of Klamath)ss.		
County of	***************************************	,	March 25	92 ANDREW A.	PATTERSON,		
The foregoi	ing instrument was ackno	wledged before	ore , 19, by				
me this	.,	, 19, by	•	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			
			1 4	ry of			
***************************************			1	ESCROW, INC.			
	***************************************			corpo ation, on bel	nair los the corporation.		
****		***************************************		andsall	. "/0" *		
(CE 41.)	Notary P	ublic for Oregon	Nothry Public for Oregon		(SEAL)		
(SEAL)	y commission expires:		My commission expires:	7/23/93	WWW.		
		TI TI					
NOTICE	OF DEFAULT AN	D I	The second state of the second state of the	STATE OF OREGO			
	CTION TO SELL		and the second second	County of Klam	ath so.		
- 11111	(FORM No. 884)		The first of the f	I certify that	the within instru-		
STEVENS-NI	ESS LAW FUB. CO., FORTLAND, OR.			ment was received f			
Re: Trust De	eed From		in the state of th	25th day of	March , 19 91,		
in the contract of		1	in the second of	at3:37 o'clock .P			
Margi	ie A. Leach		en ning green verk van kontrol en gebruik in die de steel van de verk van de verk van de verk van de verk van d Nederlands van de verk van	in book/reel/volume	No M91 on		
Franc	ces J. BonoGra	ntor	SPACE RESERVED	page .5294 or as fe	e/file/instrument/		
A Company of the Comp	To		FOR RECORDER'S USE	microfilm/reception l	vo27349,		
Asper	n Title & Escrow.	Inc	Enter the second of the best of the second o	Record of Mortgages			
	Tro	ustee	en de la companya de La companya de la co	Witness my	hand and seal of		
AFTER	RECORDING RETURN TO	==		County affixed.			
	itle & EScrow, In	ıc.		Evelyn Biehn,	County Clerk		
,525 ,1	Main Street	Tioning De	Marka San Carlos Marka San San San San San San San San San Sa	NAME	TITLE		

Fee \$13.00