

28329

Vol. 99 Page 7081

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by LOUISE H. LARIMER

ASPEN TITLE & ESCROW CO, TRUSTEE/MICHAEL L. BRANT AS SUCCESSOR, as grantor, to
 in favor of KAREN ELAINE KOEHLER, nka KAREN ELAINE KOEHLER DELLADIO, as beneficiary,
 dated August 17, 1987, recorded September 21, 1987, in the mortgage records of
Klamath County, Oregon, in book/entry volume No. M87 at page 17172, or as
 fee/file/instrument/microfilm/reception No. 79583 (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 12 in Block 21 of Tract 1113, OREGON SHORES UNIT 2,
 according to the official plat thereof on file in the
 office of the County Clerk of Klamath County, Oregon.

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 principal amount of \$10,500, plus interest in the amount of \$3,215.59 due as of January 10, 1991; plus interest on the principal amount at the note rate of 9% per annum from January 11, 1991 until paid in full; plus attorney's fees and costs incurred and associated with this foreclosure action, plus taxes.

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:

The principal amount of \$10,500, plus interest in the amount of \$3,215.59 due as of January 10, 1991; plus taxes, and all costs and attorney fees due as a result of this foreclosure; plus interest on the principal amount of \$10,500 at the note rate of 9% per annum from January 10, 1991 until paid in full.

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 grantor of the trust deed, together with any interest the grantor or grantor's 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 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on September 16, 1991, at the following place: Klamath County Courthouse front steps, 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.

91 APR 10 AM 8 44

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

LOUISE H. LARIMER

9307 Gerald Avenue

Sepulveda CA 91343

MARTIN LEVINE

21588 High Pass Road

Horton OR 97412

OREGON SHORES RECREATIONAL CLUB, INC.

c/o Kenneth J. Hughes, Registered Agent

HC 30, Box 1301 or POB 987

Chiloquin OR 97624

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 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: April 15, 1991

Karen Elaine Koehler Delladio

KAREN ELAINE KOEHLER DELLADIO

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

STATE OF OREGON,

County of _____

ss.

This instrument was acknowledged before me on

, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON,

County of Jackson

ss.

This instrument was acknowledged before me on

1991, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: 2/24/95

Beneficiary

(state which)



OFFICIAL SEAL
LINDA M. LEAVITT
NOTARY PUBLIC - OREGON
COMMISSION NO. 004986
MY COMMISSION EXPIRES FEB. 24, 1995

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

Louise H. Larimer

Grantor

To

Michael L. Brant

Successor Trustee

AFTER RECORDING RETURN TO

Michael L. Brant

Attorney at Law

325 Main Street

Klamath Falls OR 97601

Fee \$13.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 18th day of April, 1991, at 8:44 o'clock A.M., and recorded in book/reel/volume No. M91 on page 7081 or as fee/file/instrument/microfilm/reception No. 28329

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra Mullen, Deputy