

28448

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NOTICE OF DEFAULT
AND
ELECTION TO SELL

Reference is made to that certain Trust Deed made, executed and delivered by Frank Richard Mazzeo and Patricia Ann Mazzeo, as Grantors, to Klamath County Title Company, as Trustee, William P. Brandsness Successor Trustee by instrument dated September 13, 1991, to secure certain obligations in favor of Jerry E. Huckins and Barbara D. Huckins as Beneficiaries, dated December 29, 1987, and April, 1990 recorded on December 29, 1987 and May 29, 1990 in the Mortgage Records of Klamath County, Oregon, Reel M87, Page 23115, and Reel M90, Page 10156 respectively, covering the following described real property located in Klamath County, Oregon, to-wit:

The East 165 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Together with: A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 36 South, Range 13 E.W.M., Klamath County Oregon, being more particularly described as follows: Beginning at a point on the Southerly right of way line of Highway 140 from which the Northwest corner of said Section 20 bears N. 71°27'32" W. 1228.33 feet; thence S. 00°29'31" W. parallel with and 165 feet West, when measured at right angles, of the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, 525.00 feet to a 5/8" iron pin; thence West 148 feet to a 5/8" iron pin; thence N. 00°29'31"E. 383.08 feet more or less, to a point on said southerly right of way line; thence Northeasterly on said southerly right of way line on a curve to the right, 206 feet more or less to the point of beginning, containing 1.54 acres.

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligation secured by said Trust Deeds and to foreclose said Trust Deeds by advertisement and sale.

The default for which the foreclosure is made is Grantor's failure to pay the monthly installments owing on said obligation, for November 29, 1989 and each monthly installment thereafter in the sum of \$412.22 which sums are now past due, owing and delinquent.

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By reason of said default, Beneficiaries have declared the entire unpaid balance of all obligations secured by said Trust Deed, together with the interest thereon, immediately due, owing and payable, said sums being the following:


Principal:	\$45,801.69
Interest:	\$5,237.08
Insurance:	\$296.00
Total	\$51,334.76

NOTICE is hereby given that the undersigned Trustee will, sell on September 6, 1991, at the hour of 10:00 A.M., standard time, as established by Section 187.110, sell, at public auction on the front steps of the Klamath County Courthouse, to the highest bidder for cash, the interest in said described real property, which the Grantors had or had power to convey at the time of execution by him of the said Trust Deeds, together with any interest which the Grantor thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.

NOTICE is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount due (other than such portions of said principal as would not then be due had no default occurred) together with costs, Trustee's and attorney's fees, at any time prior to five (5) days before the date set for said sale.

In construing this Notice, and whenever the context hereof so requires, 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 Deeds, and their successors in interest; the word "Trustee" includes any successor trustee and the word "beneficiary" includes any successor interest of the beneficiary named in the Trust Deeds.

DATED this 19th day of April, 1991.


 William P. Brandsness
 Successor Trustee
 411 Pine Street
 Klamath Falls, Ore. 97601
 (503)882-6616

After recording return to:
 Brandsness & Brandsness, P.C.
 411 Pine Street
 Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness
 of April A.D., 19 91 at 4:37 o'clock P.M., and duly recorded in Vol. M91
 of Mortgages on Page 7355

FEE \$13.00

Evelyn Behn County Clerk
 By Deborah A. Gletsch