FORM No. 884-NOTICE OF DEFAULT AND ELECTION TO SELL-Oregon Trust Deed Series. STEVENS-NESS LAW PUB. CO., PORTLAND, OR, 9720 COPYRIGHT 1988 $\Omega\Omega$ οк Vol.mg1_Page12 31339 **ASPEN 36558** NOTICE OF DEFAULT AND ELECTION TO SELL Woman as her separate property as grantor, to ASPEN TITLE & ESCROW, INC., An Oregon Corporation , as trustee, in favor of . F. N. REALTY SERVICES, INC., A California Corporation, Trustee , as beneficiary, dated April 28 , 19 90, recorded July 18 , 19 90, in the mortgage records of Klamath County, Oregon, in book/WWWWW No. M-90 at page 14234 XWWW XYESTARE ANE ANALY AND A CONTRACT AND A property situated in said county and state, to-wit: ÷ . 213/3 Lot 56, Block 29, Tract 1113, OREGON SHORES UNIT #2, in the Ì County of Klamath, State of Oregon. ŝ CODE 138 MAP 3507-18DA TL 6800

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: Monthly installments of principal and interest due for the months of July, August, September, October, November and December of 1990, and January, February, March, April, and May of 1991 in the amounts of \$115.16 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:

\$8,855.30 plus interest and late charges, thereon from June 30, 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.

Sold sole will be held at the hour of	10:00 o'clock,A.M., in accord with the standard of time established
Salu sale will be field at the fibut of	ASPEN TITLE & ESCROW INC.
by ORS 187.110 on November 8	19.91, at the following place: ASPEN_TITLE & ESCROW, INC.,
525 Main Street	in the City ofKlamath
	the said sale
Klamath	, State of Oregon, which is the hour, date and place last set for said sale.

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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

NAME AND LAST KNOWN ADDRESS

Oregon Shores Recreational C1ub HC 30 Box 1301 Chiloguin, OR 97624

Lien for Membership Fees

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:June	, 19.91	91 BX: UICLUU (CULLELUL			
		Trustee	Beneficiary	(State which)	
(If the signer of the above is a corporation, use the form of acknowledgment apposite.) STATE OF OREGON, County of The foregoing instrument was acknowledge me this)) ss.) 9, by	June, 1 xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	oing instrument was ackn 9.91., by ANDREWA #XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	owledged before this PATRERSON	
NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 884) STEVENE-NESS LAW PUB.CO PORTLAND.OR. Re: Trust Deed From Sylvia C. Pangelinan Grantor To Aspen Title & Escrow, Inc Aspen Title & Escrow, Inc. 525 Main Street Klamath Falls, OR 97601		SPACE RESERVED FOR RECORDER'S USE	ment was received 1stday of at10:43. o'clock. in book/reel/volume page12544. or as microfilm/reception Record of Mortgage Witness my County affixed. Evelyn Bie	Klamath Ss. t the within instru- for record on the July, 19,91 A.M., and recorded to No. M91, on fee/file/instrument/ No. 31339,	