

32874

K-43409
TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER TERMS OF TRUST DEED

Vol. m91 Page 15382

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor: ANTHONY W. ASHTON and PAMELA A. ASHTON
 Trustee: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
 Successor Trustee: MICHAEL C. AROLA
 Beneficiary: U.S. BANCORP MORTGAGE COMPANY, assignee of Town & Country Mortgage, Inc.

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

As described on the attached Exhibit A.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: March 22, 1990
 Volume M90, Page 5315
 Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$354.55 each, due the first of each month, for the months of October, 1990 through August, 1991; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$29,939.35 plus interest at the rate of 10.5% per annum from September, 1990; plus late charges of \$141.80 and advances of \$172.57.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.

7. TIME OF SALE.

Date: December 12, 1991
 Time: 10:05 a.m. as established by ORS 187.110
 Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: August 5, 1991.

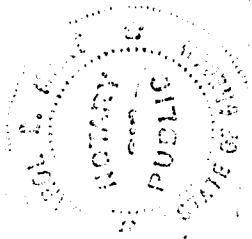
Michael C. Arola
 Michael C. Arola, Successor Trustee

STATE OF OREGON)
) ss.
 COUNTY OF LANE)

The foregoing instrument was acknowledged before me this 5th day of August, 1991, by MICHAEL C. AROLA.

Carol B. Mart
 Notary Public for Oregon
 My Commission Expires: 11-23-91

AFTER RECORDING RETURN TO:
 Hershner, Hunter, Moulton,
 Andrews & Neill
 Attn: Carol B. Mart
 P.O. Box 1475
 Eugene, OR 97440



TRUSTEE'S NOTICE OF DEFAULT AND ELECTION
 TO SELL UNDER TERMS OF TRUST DEED

The following described real property situate in Klamath County, Oregon:

A portion of Tract 10, Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10; thence continuing North along said West line 73 feet; thence West 75 feet; thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10; thence East 75 feet to the point of beginning, with bearings based on Minor Partition 81-19 as filed in the office of the County Engineer, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 6th day
of Aug. A.D., 19 91 at 11:24 o'clock A M., and duly recorded in Vol. M91
of Mortgages on Page 15382.
Evelyn Biehn. County Clerk
By Pauline Mulindore

FEE \$13.00

EXHIBIT A