

ON 34531

Vol. m91 Page 18410

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by JAMES FRANK CARPENTER

....., as grantor, to
 MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
 in favor of LARRY A. VAN KOUENBERG
 dated July 21, 1988, recorded July 26, 1988, in the mortgage records of
 Klamath County, Oregon, in book/reel/volume No. M-88 at page 11913, or as
 tee/file/instrument/microfilm/reception No. 82680 (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 18 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1985 TIMBE HT Mobile Home, Oregon License #X188059 Serial #8308,
 which is firmly affixed to the real property described herein.

Klamath County Tax Account #3908-3180-0700 and #M188059

**Neal G. Buchanan was substituted as trustee by instrument dated June 24, 1991,
 recorded July 3, 1991, Vol. M-91, page 12803

***The beneficiary's interest in the said Trust Deed was assigned to Clarence A. Rick
 and Gladys A. Rick, husband and wife, by instrument dated July 25, 1988, recorded
 July 26, 1988, Vol. M-88, page 11913

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: regular monthly sums due from May 22, 1991, in the sum of \$268.37, together with the
 same sum due the 22nd day of each and every month thereafter.

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:

\$23,044.43, together with interest from May 6, 1991, together with all costs, trustee's
 and attorney's fees pursuant to the terms of the 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 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 1:00 o'clock, P.M., in accord with the standard of time established
 by ORS 187.110 on January 31, 1992, at the following place: 601 Main Street, Suite 215
 in the City of Klamath Falls, County of
 Klamath, State of Oregon, which is the hour, date and place last set for said sale.

19 SEP 12 PM 3:17

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

James Franklin Carpenter
P.O. Box 210
Keno, OR 97627

NATURE OF RIGHT, LIEN OR INTEREST

Grantor

Lorna M. Grimes
P.O. Box 210
Keno, OR 97627

Occupant

CONT. FROM FRONT SIDE *** The beneficiary's interest in said Trust Deed was assigned to Larry A. Van Kouwenberg by instrument dated June 17, 1991, recorded Vol. M-91, page 12802

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: September 12, 1991

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

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on September 12, 1991, by

Neal G. Buchanan, Successor Trustee.

VIVIANNE I. HUSTEAD
NOTARY PUBLIC - OREGON

My commission expires 4/11/93

NEAL G. BUCHANAN, Successor Trustee

~~XXXXXX~~

~~XXXXXXXXXX~~

(state which)

STATE OF OREGON,

County of

This instrument was acknowledged before me on

19, by

as

of

Notary Public for Oregon

My commission expires:

(SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

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

Re: Trust Deed From

James Frank Carpenter

Grantor

To

Mountain Title Company

Trustee

AFTER RECORDING RETURN TO
NEAL G. BUCHANAN
Attorney at Law
600 Main Street, Suite 15
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 12th day of Sept., 1991, at 1:17 o'clock P.M., and recorded in book/reel/volume No. M91 on page 18410 or as fee/file/instrument/microfilm/reception No. 34531, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Neill, Deputy

Fee \$13.00