

OK
34602

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by PAUL GARCIA, as grantor, toKlamath County Title Company, an Oregon Corporation, as trustee,
in favor of LLOYD D. COGLEY and SUZANNE M. COGLEY, husband and wife, as beneficiary,
dated September 5, 1991, recorded September 5, 1991, in the mortgage records ofKlamath County, Oregon, in book/rec./volume No. M86 at page 16045, or as
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:Parcel 1: N 1/2 NW 1/4 of Section 8, Township 40 South, Range 12
East of the Willamette Meridian, Klamath County, Oregon.Parcel 2: W 1/2 NE 1/4 of Section 36, Township 35 South, Range 11
East of the Willamette Meridian, 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:

\$243.00 per month from March 1991 - September, 1991
Seven months total equals: \$1,701.00 past due

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:

\$26,241.66 includes principal and interest to September 10, 1991

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 attorney.

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 January 31, 1992, at the following place: Courthouse steps
Klamath County Courthouse in the City of Klamath Falls, County of
Klamath, State of Oregon, which is the hour, date and place last set for said sale.

CK 13.00

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
Richard James Salisbury
Carin Lee Reis
P.O. Box 77, Beatty, Or 97621
Ron Edwards
Ruth Edwards
11489 Harpold Rd, K.Falls, Or 97603
William Frueh
5560 N Suncrest Place
Tucson, Arizona 85718
Patricia M. Mroczkowski
Hank Mroczkowski
11451 Harpold Rd., K.Falls, OR 97603

NATURE OF RIGHT, LIEN OR INTEREST
Successor in interest of the grantor by Deed of 7/27/88 (as to Parcel 2)
Beneficiaries of trust deed dated 3/6/87 to secure payment of \$3,614.00 (Parcel 1)
Judgment Creditor in the amt of \$3,133.95 entered 12/26/90, Case No. 90-3586 CV, K1 County, Oregon
Judgment Creditor - \$110.50
Case No. 90-2245 CV, K1 Cty, Or

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: September 10, 1991

[Signature]
Beneficiary (State which)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)
STATE OF OREGON,

County of Klamath
The foregoing instrument was acknowledged before me this September 10, 1991, by
Lloyd D. Cogley and Suzanne M. Cogley

[Signature]
Notary Public for Oregon
(SEAL) My commission expires: 5-23-94

(ORS 194.570)

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.
Notary Public for Oregon (SEAL)
My commission expires: _____

NOTICE OF DEFAULT AND ELECTION TO SELL
(FORM No. 884)

Re: Trust Deed From
Paul Garcia Grantor
To
Klamath County Title Co. Trustee

AFTER RECORDING RETURN TO
Gary L. Hedlund, Attorney
303 Pine Street
Klamath Falls, Or 97601

SPACE RESERVED FOR RECORDER'S USE

Fee \$15.00

STATE OF OREGON, County of Klamath } ss.
I certify that the within instrument was received for record on the 13th day of Sept., 1991 at 3:43 o'clock P.M., and recorded in book/reel/volume No. M91 on page 8538 or as fee/file/instrument/microfilm/reception No. 34602.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
By *[Signature]* Deputy