

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by DELMAR J. FERGUSON and CRYSTAL J. FERGUSON, as grantor, to SCOTT D. MACARTHUR, as successor trustee, in favor of CAROL BEASWORRICK, as beneficiary, dated October 12, 1987, recorded October 16, 1987, in the mortgage records of Klamath County, Oregon, in book/deed/volume No. M87 at page 18753, covering the following described real property situated in said county and state, to-wit:

Lots 1, 2, 3, 14, 15, and 16, Block 3, in Unincorporated Town of Beatty, in the County of Klamath, State of 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.

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:

Taxes from 1987-1988 in the amount of \$399.54, paid by the beneficiary.
Taxes from 1988-1989 in the amount of \$546.28 plus interest which is due and owing.
Taxes from 1989-1990 in the amount of \$808.50 plus interest which is due and owing.
Taxes from 1990-1991 in the amount of \$998.28 plus interest which is due and owing.
Payment of \$219.26 from April 1989 to May 1989 and from July 1989 to present.

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: \$27,013.13 plus interest from December 4, 1987.

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 Oregon Revised Statutes Sections 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 compensation 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., Standard Time as established by Section 187.110 of Oregon Revised Statutes on January 20, 1992, at the following place: 123 N. 4th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or 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 a lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

General Motors Acceptance Corp.
c/o Doug McCool
Attorney at Law
P O Box 7372
Eugene, OR 97401

NATURE OF RIGHT, LIEN OR INTEREST

Judgment of \$4,149.24

State of Oregon
Trial Court Administrator
Klamath County Court
316 Main Street
Klamath Falls, OR 97601

Judgment of \$772.00

State of Oregon
Department of Human Resources
P O Box 14506
Salem, OR 97309

Judgment of \$7,298.44

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.

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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 12, 1991.

John D. MacArthur

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 12th day of September, 1991, by

 OFFICIAL SEAL
CANDY VIDEMAN
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 000872 Public for Oregon
 MY COMMISSION EXPIRES JUNE 20, 1995

Candy Videman

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STATE OF OREGON, County of Klamath)ss.

RE: Trust Deed from
Delmar J. Ferguson
Crystal J. Ferguson
Grantors

I certify that the within instrument received for record on the 16th day of Sept., 1991, at 2:29 o'clock P.M., and recorded in book/reel/ volume No M91 on page 161 or as fee/file/instrument/microfilm/reception No: 636 Recorded of Books of said County.
Mortgages

Witness my hand and seal of County affixed.

to

Carol Beasworrick
425 Queen Street #11
King City, CA 93930

Helyn Biehn, County Clerk
Name Title
By Deborah Mueland Deputy

Fee \$13.00

AFTER RECORDING RETURN TO:

Kosta & Spencer
123 N. 4th Street
Klamath Falls, OR 97601