

35135

09-MM-1106 (0011) NOD1

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

INTERSTATE TRUSTEE SERVICES CORPORATION  
2730 WASHINGTON MUTUAL TOWER  
1201 THIRD AVENUE  
SEATTLE, WA, 98101

TRUSTEE'S SALE NO: 09-MM-1106  
LOAN NO: 34863 CONV  
FHA/VA/PMI NO:

ASPEN 37588

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by: WILLIAM LOGAN SMITH, JR. AND ERMA E. SMITH, HUSBAND AND WIFE, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of MYRTLE A. STEEN AND SHARON A. IRELAND, A/K/A SHARON A. LILYA NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, as beneficiary, dated December 1, 1981 recorded December 17, 1981, in the mortgage records of KLAMATH County, Oregon, in Instrument No. 7518, Book M81, Page 21575, covering the following described real property situated in said county and state, to-wit:

THE WESTERLY 37 1/2 FEET OF LOT 19, BLOCK 29, OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS.

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:

Payments:					
5	payments at \$	319.03	each;	\$	1,595.15
0	payments at \$		each;	\$	
( 05-18-91	through 09-20-91 )				

Late Charges:  
Accumulated late charges

Beneficiary Advances (with interest if applicable)	\$	2,463.39
	\$	4,058.54

TOTAL:  
TOGETHER WITH ANY DEFAULT IN THE PAYMENT OF RECURRING OBLIGATIONS AS THEY BECOME 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:

UNPAID PRINCIPAL BALANCE OF \$28,501.18, AS OF 04-11-91, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 11.000% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

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

