

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

Vol. M91 Page 25998

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: RONALD L. ROSE and LYNDIA K. ROSE  
 Trustee: HARRY M. HANNA  
 Successor Trustee: MICHAEL C. AROLA  
 Beneficiary: BANK OF AMERICA OREGON, assignee of Resolution Trust Corporation, Receiver for The Benj. Franklin Federal Savings and Loan Association

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

Lot 3 in Block 5 of SECOND ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

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

Date Recorded: November 3, 1983  
 Volume M83, Page 18977  
 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 \$412.00 each, due the first of each month, for the months of August through December, 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 \$33,907.02 plus interest at the rate of 10.055% per annum from July 1, 1991; plus late charges of \$50.84, and advances of \$108.51.

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: April 23, 1992  
 Time: 10:00 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: December 12, 1991.

STATE OF OREGON )  
 ) ss.  
 COUNTY OF LANE )

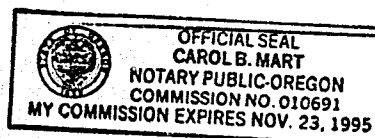
Michael C. Arola  
 Michael C. Arola, Successor Trustee

The foregoing instrument was acknowledged before me on December 12, 1991, by MICHAEL C. AROLA.

## AFTER RECORDING RETURN TO:

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

Carol B. Mart  
 Notary Public for Oregon  
 My Commission Expires: 11-23-95



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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 13th day  
 of Dec. A.D., 19 91 at 10:51 o'clock A M., and duly recorded in Vol. M91  
 of Mortgages on Page 25998.

FEE \$8.00

Evelyn Biehn County Clerk

By Doreen M. Mendenhall

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