

## NOTICE OF DEFAULT AND ELECTION TO SELL

This is given in reference to that certain trust deed made by Javier F. Granados and Tyyne M. Granados, husband and wife, as grantors, in favor of Columbia Community Bank, as beneficiary, dated February 2, 1984, and recorded on October 14, 1985, in volume M85 at pages 16622-16625, of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said County and State, to-wit:

Lots 4 and 5, Block 18, Industrial  
Addition to the City of Klamath  
Falls, 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 Klamath County 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 grantors or other persons 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 grantors' failure to pay when due the following sums:

Failure to pay entire balance plus interest	- \$15,198.94,
December 31, 1984 when due	
Failure to pay real property taxes when	- \$ 4,699.83;
due 1982-1990	

By reason of said default, the beneficiary declares all sums owing on the obligation secured by said Trust Deed immediately due and payable said sums being the following, to-wit:

December 3, 1984 Principal and Interest	- \$15,198.94
Real Property Taxes	- \$ 4,699.83
Interest January 1, 1985 through	
December 31, 1991 on February 2, 1984 Note	- \$18,618.70;
Interest on Real Property Taxes - 1982-1990	- \$ 2,492.94.
TOTAL, December 31, 1991	- \$41,010.41

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 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 2:00 P.M., Pacific Daylight Time, as established by Section 187.110 of Oregon Revised Statutes on June 2, 1992, at the following place: 403 Pine Street, 3rd Floor, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place listed by the trustee for said sale.

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 or occupying the property.

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 (5) days before the date 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 Section 86.753 of Oregon Revised Statutes.

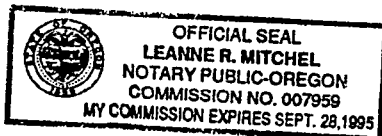
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantors" includes any successor in interest to the grantors as well as any other persons owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: December 31, 1991.

Reginald R. Davis  
Trustee

STATE OF OREGON )  
 ) ss.  
County of Klamath )

This instrument was acknowledged before me on this 31st day of December, 1991, by Reginald R. Davis.



Leanne R. Mitchell  
Notary Public for Oregon  
My Commission expires: 9-28-95

NOTICE OF DEFAULT AND  
ELECTION TO SELL

RE: Trust Deed from  
Javier F. Granados and  
Tynne M. Granados  
to Grantors  
Columbia Community Bank  
Trustee

After recording return to:

Reginald R. Davis  
Klamath County Counsel  
403 Pine Street, 3rd Floor  
Klamath Falls, OR 97601

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

I certify that the within instrument was received for record on the 31st day of Dec., 1991, at 4:26 o'clock P.M., and recorded in book/reel/volume No. M91, on page 27339, or as fee/file/instrument/microfilm/reception No. 39337, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Name Title  
By Pauline Muelendore Deputy

Fee- None