

ASPEN 37525

FORM No. 884—NOTICE OF DEFAULT AND ELECTION TO SELL—Oregon Trust Deed Series.

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Vol. m91 Page 27133

## NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. m92 Page 3312

Reference is made to that certain trust deed made by Marilyn J. Willis

Mountain Title Company of Klamath County, as grantor, to  
 in favor of George Mannin & Eva Manning, husband and wife, as trustee,  
 dated November 25, 1987, recorded December 3, 1987, in the mortgage records of  
 Klamath County, Oregon, in ~~86897~~ volume No. M87 at page ~~2130~~ 21739, or as  
 fee/leasehold interest, recorded in No. 82198 (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lot 157, THIRD ADDITION TO SPORTSMAN PARK, in the County  
 of Klamath, State of Oregon

\*Robert D. Boivin was appointed Successor Trustee on December 17, 1991,  
 which appointment was recorded in Volume M91, page 26249 record of  
 Klamath County Oregon.

"This Notice of Default is being re-recorded to correct an error in the  
 page number of the recorded trust deed which was originally read page  
 2130 instead of 21739." *B*

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: The sum of \$191.22 on June 4, 1991; July 4, 1991; August 4, 1991; September 4, 1991,  
 October 4, 1991; November 4, 1991 and December 4, 1991.

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: \$3351.71 together with interest  
 from May 7, 1991, at the rate of 10% per annum until paid.

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 rea-  
 sonable fees of trustee's attorneys.

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 June 1, 1992, at the following place: Front entrance steps of  
 Klamath County Courthouse, 316 Main in the City of Klamath, County of  
 Klamath, State of Oregon, which is the hour, date and place last set for said sale.

91 DEC 30 PM 3 47

92 FEB 10 PM 3 21

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  
Marilyn J. Willis  
P.O. Box 1031  
Tulelake, CA 96134

NATURE OF RIGHT, LIEN OR INTEREST

Grantor

William Wayne Buehler  
2526 Garden Avenue  
Klamath Falls, OR 97601

Estate in fee simple

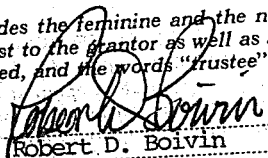
Mikal Ann Buehler  
c/o Donald Crane  
635 Main Street  
Klamath Falls, OR 97601

Judgment lien entered 10/10/86  
Suit No. 86-509DI

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: December 30, 1991

  
Robert D. Boivin

Successor-Trustee

~~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 December 30, 1991, by Robert D. Boivin

(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)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Marilyn J. Willis

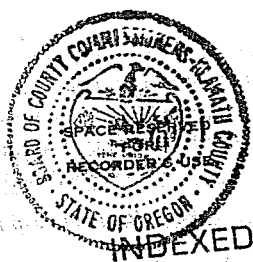
Grantor

To Mountain Title Company

Trustee

AFTER RECORDING RETURN TO

Boivin, Jones & Uerlings  
110 North 6th Street  
Klamath Falls, OR 97601



INDEXED

Fee \$13.00

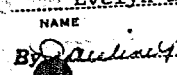
STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of Dec., 1991, at 3:47 o'clock P.M., and recorded in book/reel/volume No. M91 on page 27133, or as fee/file/instrument/microfilm/reception No. 39255, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

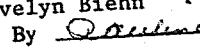
Evelyn Biehn, County Clerk

By  Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day of Feb., A.D., 1992 at 3:21 o'clock P.M., and duly recorded in Vol. M92 of Mortgages on Page 3312

Evelyn Biehn, County Clerk

By 

FEE \$10.00