

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL

This notice of sale is given pursuant to ORS 86.735.

- (1) **PARTIES:** GRANTOR: Oliver W. Solus and Sherri J. Solus, tenants by the entirety ORIGINAL TRUSTEE: Trans America Title Insurance Company ORIGINAL BENEFICIARY: Certified Mortgage Co., an Oregon Corporation
- (2) **DESCRIPTION OF PROPERTY COVERED BY THE TRUST DEED:**
- Lot 655, Block 119, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
- (3) **RECORDING:** The Trust Deed was recorded on March 14, 1983, in the Mortgage Records of Klamath County, Oregon in Volume M83, Page 3817.
- (4) **DEFAULT FOR WHICH FORECLOSURE IS MADE:** Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and to foreclose said Deed by advertisement and sale. The default for which the foreclosure is made is Grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent: Failure to pay \$297.70 of the September 1991, payment plus failure to pay all further monthly payments in the sum of \$314.30 and failure to pay real property taxes in the sum of \$1,555.25 plus interest.
- (5) **SUM OWING ON OBLIGATION SECURED BY TRUST DEED:** By reason of said default the Beneficiary has declared the entire unpaid balance of all obligations secured by said Trust Deed together with the interest thereon immediately due, owing and payable, said sums being the following, to-wit: payments in the sum of \$2,183.50 plus further payments as they come due, plus taxes in the sum of \$1,555.25 plus interest, plus insurance and all other advances paid by the beneficiary, plus attorney's fees and foreclosure cost as recoverable by law, plus all sums due for taxes, insurance, trustees fees, attorneys fees, and all other sums recoverable by the beneficiary under the note and Trust Deed.
- (6) **ELECTION TO SELL:** Take notice that Beneficiary and Trustee have elected to sell the property to satisfy the obligations secured by the Trust Deed and to satisfy the expenses of the sale, including the compensations of the Trustee as provided by law and reasonable attorney's fees, pursuant to ORS 86.705 to 86.795.

1. TRUSTEE'S NOTICE OF SALE

APR 4 1983

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- (7) **SALE:** The sale shall be held on September 1, 1992, at the hour of 10:00 a.m., Standard Time, as established by Section 187.110, Oregon Revised Statutes, on the front steps Klamath County Courthouse 316 Main Klamath Falls, Oregon.
- (8) **RIGHT TO DISMISSAL AND REINSTATEMENT:** Take notice that any person named in ORS 86.753 has the right, at any time prior to five (5) 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, or the Beneficiary's successor in interest, 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 of the Trust Deed that is capable of being cured, by tendering the performance required under the obligation or Trust Deed, and in addition to paying the 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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

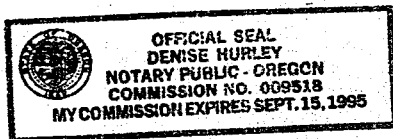
In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the successors in interest, the word "Trustee" includes any Successor Trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the Trust Deed.

Dated this 6 day of April, 1992.

By: [Signature]

Trustee

SUBSCRIBED AND SWORN TO before me on this 6 day of April, 1992.



Denise Hurley
Notary Public for Oregon
My commission expires 9/15/95

Return: Brandsness & Brandsness
411 Pine St
Klamath Falls, Or. 97601

2. **TRUSTEE'S NOTICE OF SALE**
TRENIN35.005

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 7th day of April A.D., 19 92 at 4:13 o'clock P.M., and duly recorded in Vol. M92 of Mortgages on Page 7305

FEE \$15.00

Evelyn Biehn County Clerk

By [Signature]