

GENEVA I. BOECKMAN and LISA M. ROBARE, as grantors, made, executed and delivered to KLAMATH COUNTY TITLE COMPANY, as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$5,252.00 in favor of BETTY J. AHERN, TRUSTEE OF THE BETTY J. AHERN LIVING TRUST, u.d.d., as beneficiary, that certain trust deed dated September 27, 1989 and recorded in Volume M89 at page 14102 of the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county:

Lot 8 in Block 22 of Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to, derived from in anywise appertaining to the above described premises.

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 on May _____, 1992 at Volume _____ Pages _____ where KLAMATH COUNTY TITLE COMPANY resigned as trustee and MARK S. SNYDER was appointed successor trustee and that the beneficiary is the owner and holder of the obligations, the performance of which is secured by said trust deed; further, that no action, suit or proceeding has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action or proceeding has been instituted, such action or proceeding has been dismissed.

There is a default by the grantor owing the obligations, the performance of which is secured by said trust deed, with respect to provisions therein which authorize sale in the event of default of such provision, in that the grantor has failed to pay, when due, the following sums thereon:

Payment for the months of June, 1991 through May 1, 1992 of \$1,320, a principal payment of \$5,250 plus interest to date, which is now past due, owing and delinquent.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due, owing and payable, said sums being the following, to-wit: \$5,250, together with interest.

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does 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 a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock a.m., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on September 28, 1992, at the following place: 645 N.W. Division in the City of Bend, County of Deschutes, State of Oregon, which is the hour, date and place fixed 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 of or occupying the property.

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

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 each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

DATED: May 27, 1992

Mark S. Snyder
MARK S. SNYDER, Trustee

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared this 27th day of May, 1992, the above named MARK S. SNYDER and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:
Patti Vinson
Notary Public for Oregon
My Commission expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mark S. Snyder the 19th day of June A.D., 19 92 at 9:25 o'clock AM. and duly recorded in Vol. M92 of Mortgages on Page 13544.

FEE \$15.00

Evelyn Biehn County Clerk
By *Evelyn Biehn*

Return: Mark S. Snyder
645 NW Division
Bend, Or. 97701