

NL

54222

1992 NOV 20 11 13 10

Vol 92 Page 27625

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by KENDALL A. TAIT and VERLEE H. TAIT,
 Husband and Wife, as grantor, to
ASPEN TITLE COMPANY, as trustee,
 in favor of CORALIE C. NELSON, as beneficiary,
 dated June 16, 1989, recorded June 19, 1989, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M89 at page 10857, or as
 fee/file/instrument/microfilm/reception No. 1608 (indicate which), covering the following described real
 property situated in the above-mentioned county and state, to-wit:

see attached Exhibit "A"

Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee by APPOINTMENT OF
 SUCCESSOR TRUSTEE, recorded Vol. M92, Page 24736 or as fee no. 52657.

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 situated, further, that no action has been instituted to recover
 the debt, or any part thereof, now remaining secured by the 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
 the trust deed, or by the 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: \$1,000.00 monthly payment due June 1, 1992 and \$1,000.00 payment due the 1st
 day of each and every month thereafter and real property taxes Key No. R248333, \$12,886.40
 plus interest; Key No. R248743, \$678.97 plus interest

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust
 deed immediately due and payable, those sums being the following, to-wit: the sum of \$13,624.43
 together with interest on said sum at the rate of 10% per annum from June 25, 1992 until
 paid; unpaid real property taxes

— OVER —

NOTICE OF DEFAULT
AND ELECTION TO SELL

Re: Trust Deed from
Kendall A. Tait and Verlee H. Tait

Grantor

TO

Aspen Title Company
Neal G. Buchanan (successor)

Trustee

After recording return to (Name, Address, Zip):

Neal G. Buchanan
601 Main St., Suite 215
Klamath Falls, OR 97601

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Mortgages of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

Deputy

27626

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the 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 described property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the 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.

The sale will be held at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110 on March 29, 1993, at the following place: First Interstate Bank Building, 601 Main St., Suite 215 in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, neither the beneficiary nor the 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

NATURE OF RIGHT, LIEN OR INTEREST

Kendall A. and Verlee H. Tait
119 Williamson River Drive
Chiloquin, Oregon 97624

Grantors

Ross Bros. Construction, Inc.
c/o Steven M. Ross, Registered Agent
3501 Brooklake Road N.E.
Salem, Oregon 97303

Lessee

Leland Sines and Gail Sines
3038 Delaware
Klamath Falls, Oregon 97603

Trust Deed recorded Vol. M89, page 1087

continued on Exhibit "B"

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 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 trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED November 19, 1992

Neal G. Buchanan
NEAL G. BUCHANAN
Successor

Trustee

Beneficiary

(state which)

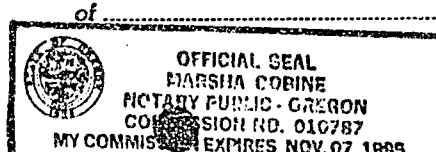
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on November 19, 1992,
by Neal G. Buchanan

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Marsha Cobine

Notary Public for Oregon

My commission expires 11-7-95

EXHIBIT "A"

27627

PARCEL 1:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of Lot 4; thence South along the East line of Lots 5 and 6 and 16 to the Northwest corner of Lot 5, Block 2, Williamson River Estates; thence Northeasterly along the North line of said subdivision to the Northeast corner of Lot 11, Block 1; thence Northerly and Easterly along the Westerly right of way line of Williamson River Drive to the Westerly right of way line of Highway No. 97; thence Northwesterly along said highway right of way line to the Southeast corner of Book 336, Page 17, Deed Records of Klamath County, Oregon; thence South 80 degrees 32' 15" West to the Southwest corner of said deed; thence Northerly along the Westerly line of said deed, 200 feet to the Northwest corner thereof; thence North 80 degrees 32' 15" East to the Westerly right of way line of said highway; thence Northerly along said Westerly right of way line 60 feet, more or less, to the Southeast corner of Volume M-67 at page 318, Microfilm Records of Klamath County, Oregon; thence South 80 degrees 32' 15" West 231 feet to the Southwest corner of said deed; thence North 09 degrees 27' 45" West 607.11 feet, more or less, to the North line of Section 21; thence West along said line to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the initial point of Williamson River Estates, a duly recorded subdivision, said initial point situated South 19 degrees 17' 35" East a distance of 1037.36 feet (South 18 degrees 49' 22" East 1038.84 feet by said plat) from the North one-fourth corner (N 1/4 of said Section 21); thence South 81 degrees 02' 30" West 172.35 feet (172.88 by said plat); thence continuing South 81 degrees 02' 30" West 80.86 feet; thence North 09 degrees 27' 45" West 365.94 feet to a 1/2 inch iron pin which is North 80 degrees 32' 15" East 17.00 feet from Point A as shown on accompanying Exhibit "A"; thence North 80 degrees 32' 15" East 253.20 feet to the Westerly right of way line of U.S. Highway 97; thence South 09 degrees 27' 45" East, along said right of way line 368.17 feet to the point of beginning, with bearings based on said recorded plat.

Continued on next page

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 7 and 15 of Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Williamson River Estates, a duly recorded subdivision, said point being on the Westerly line of said Lot 15; thence along the Northerly line of said subdivision, North 89 degrees 34' 45" East 329.42 feet and North 74 degrees 05' 45" East 573.78 feet to a fence corner; thence along the fence lines to be the property lines the following courses; North 08 degrees 53' 25" West 567.07 feet, North 85 degrees 27' 50" West 143.46 feet, North 77 degrees 32' 10" West 293.55 feet, North 55 degrees 21' 40" West 218.14 feet, South 71 degrees 16' 20" West 100.40 feet and South 67 degrees 57' 45" West 104 feet, more or less, to the Westerly line of said Lot 7; thence Southerly along the Westerly lines of said Government Lots 7 and 15, 849 feet, more or less, to the point of beginning, with bearings based on said Williamson River Estates.

PARCEL 2:

A parcel of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 5, Block 3, Williamson River Estates; thence Southwesterly along the Southerly boundary of said subdivision to the Southwest corner of Lot 6, Block 2; thence South along the Easterly line of Lot 17 to the Northerly line of the Williamson River; thence Northerly along said line to a point that would intersect the Easterly line of said Lot 5 if extended Southerly; thence Northerly along said line to the point of beginning.

PARCEL 3:

That certain one foot street plug along the North boundary of Crawford Way of WILLIAMSON RIVER ESTATES, in the County of Klamath, State of Oregon.

EXHIBIT "B"
NOTICE OF DEFAULT AND ELECTION TO SELL

NAME & LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

Telephone Utilities of
Eastern Oregon, Inc., an
Oregon corporation
c/o C T Corporation System, Registered Agent
800 Pacific Building
Portland, Oregon 97204

Easement recorded
Vol. M90, Page 23222

Internal Revenue Service
District Director
ATTENTION: Chief, Special Procedures Staff
P.O. Box 3341
Portland, Oregon 97208

Federal Tax Lien:
Against: Kendall A. & Verlee H. Tait
Collector No.: 939000177
Recorded: January 10, 1990
Book M-90, Page 611
Fee No. 10010
Amount: \$11,993.70
(see copy attached hereto
Exhibit "C")

Federal Tax Lien:
Against: Kendall A. & Verlee H. Tait
Recorded: February 4, 1991
Book M-91, Page 2117
Fee No. 25476
Amount: \$8,715.06
(Refiled 93010001)
(see attached Exhibit "D")

Federal Tax Lien:
Against: Kendall A. & Verlee H. Tait
Collector No. 939103307
Recorded: February 22, 1991
Book M-91, Page 3236
Fee No. 26160
Amount: \$1,290.72
(see attached Exhibit "E")

Federal Tax Lien:
Against: Kendall A. Tait
Collector No. 939108187
Recorded: May 13, 1991
Book M-91, Page 8986
Fee No. 29323
Amount: \$476,324.75
(see attached Exhibit "F")

10010

Vol. 290 Page 611

27630

Form 668(Y)
(Rev. December 1985)

Department of Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District Portland, OR

Serial Number 939000177

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer KENDALL A & VERLEE H TAIT

Residence HC 30 BOX 2
CHILOQUIN, OR 97624

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is noted by the date given in column (d), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(d)

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day of Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/82	528-50-8681	01/07/85	02/06/91	1877.29
1040	12/31/84	528-50-8681	12/11/89	01/10/96	3278.64
1040	12/31/87	528-50-8681	12/11/89	01/10/96	631.01
1040	12/31/88	528-50-8681	12/11/89	01/10/96	6206.76

Place of Filing OFFICE OF COUNTY CLERK
KLAMATH COUNTY
KLAMATH FALLS, OR 97601

Total \$ 1991.70

This notice was prepared and signed at Portland, OR
the 5th day of January, 1990

Signature

for S. CHIPPS

Carol F. Chipps
(NOTE: Certificate of officer undersigned by law to take delinquent payments is not essential to the validity of Notice of Federal Tax Lien
(Rev. 10-71 408, 1971-2 C.F.R. 409)

Title

Revenue Officer
93-01-1526

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ A.D., 1990, at 11:56 o'clock AM, and duly recorded in Vol. 290
of _____ U.S. Tax Liens _____ on Page 611
by Evelyn Blum County Clerk
at 2:15 PM on January 10, 1990

FEE \$5.00

EXHIBIT C

Port and Notice of Federal Tax Lien Under Internal Revenue Laws
 Recorded: 1/10/90 M90 Serial Number
 District: 0:00 511 10010

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following named taxpayer. Demand for payment of this liability had been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer KENDALL A & VERLEE H TAIT
 Residence HC 30 BOX 2
 CHILOQUIN, OR 97624

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is noted by the date given in column (d), this notice shall, on the day following such date, be deemed to have been filed.

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day of Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/82	528-50-8681	1/7/85	N/A	1877.29
1040	12/31/87	528-50-8681	12/11/89	N/A	631.01
1040	12/31/88	528-50-8681	12/11/89	N/A	6206.76

NOTICE OF FEDERAL TAX LIEN REFILING
 Serial ID: 939101342 Notice Filed At: KLAMATH COUNTY
 New Address:
 Signature: for C. GREEN
 DATE: 01/24/91
 Title: Chief CSF

OFFICE OF COUNTY CLERK
 KLAMATH COUNTY
 KLAMATH FALLS, OR 97601
 Total \$ 8715.06

Portland, OR. on this.

This notice was prepared and signed at
 5th January 90
 the day of 19

Signature /s/ S. CHIPPS Title Revenue Officer
 (NOTE: Certificate of officer authorized by line to take acknowledgments is not required in the validity of Notice of Federal Tax Lien)
 Rev. Rul. 71-460, 1971-2 CB 409

STATE OF OREGON: COUNTY OF KLAMATH: ss.
 Filed for record at request of the 4th day
 of Feb. A.D. 19 91 at 11:32 o'clock A.M., and duly recorded in Vol. 1991
 of U. S. Tax Liens on Page 2117
 Evelyn Blahn County Clerk
 By

FEE \$5.00
 EXHIBIT D

26360

Vol. 91 Page 3236

27632

Form 668(Y)
(Rev. December 1985)

Department of Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District

Portland, OR

Serial Number

930103307

For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following named taxpayer. Demand for payment of this liability had been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer KENDALL A & VERLEE H TAIT

Residence

HC 30 BOX 2
CHILOQUIN, OR 97624

IMPORTANT RELEASE INFORMATION With respect to each assessment listed below, unless notice of lien is reflected by the date given in column (d), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day of Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/89	528-50-8681	11/26/90	12/26/00	1290.72
Place of Filing OFFICE OF COUNTY CLERK KLAMATH COUNTY KLAMATH FALLS, OR 97601					Total \$ 1290.72

This notice was prepared and signed at Portland, OR, on this,the 15th day of February, 19 91.

Signature

for S. CHIPPS

Title

Revenue Officer
93-01-1526

(NOTE: Certified copies authorized by law to take acknowledgments in and recorded in the public records of Internal Revenue)

Rev. Rul. 71-466, 1971-2 CB 409

Part 1 - kept by Recording Office

Form 668(Y) (Rev. 12-85)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Feb. the 22nd dayof A.D. 19 91 at 11:28 o'clock A.M., and duly recorded in Vol. 91of U. S. Tax Liens on Page 3236By Evelyn Biehn County ClerkBy Raymond A. Williams

FEE \$5.00

EXHIBIT E

29323

Vol. 99/ Page 27633

Form 658(V)
(Rev. December 1987)

Department of Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District Portland, OR Serial Number 939108187 For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following named taxpayer. Demand for payment of this liability had been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer KENDALL A. TAIT

Residence HC 10 BOX 2
CHILCOQUIN, OR 97624-9702

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is noted by the date given in column (c), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(d).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day of Filing (e)	Unpaid Balance of Assessment (f)
1040	12/31/85	528-50-8681	02/18/91	03/20/01	236129.56
1040	12/31/86	528-50-8681	02/18/91	03/20/01	240195.19

Place of Filing OFFICE OF COUNTY CLERK
KLAMATH COUNTY
KLAMATH FALLS, OR 97601 Total 1 476324.75

This notice was prepared and signed at Portland, OR, on this,

the 29th day of April, 19 91.

Signature For S. CHIPPS Title Revenue Officer
93-01-1526

(NOTE: Certificate of officer authorized by law to bind taxpayer's parents is not required in lieu of notice of Federal Tax Lien)
Rev. Rul. 71-456, 1971-2 C.B. 409 Part 1 - Kept By Recording Office Form 658(V) (Rev. 12-85)

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of _____ the _____ day
of _____ May, _____ A.D., 19 91, at 11:59 o'clock _____ A.M., and duly recorded in Vol. _____
of _____ U.S. Tax Liens _____ on Page 8986
By Evelyn Biehn County Clerk

FEE \$5.00

EXHIBIT F

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Neal G. Buchanan the 20th day
of Nov. _____ A.D., 1992, at 10:48 o'clock _____ A.M., and duly recorded in Vol. _____
of _____ Mortgages _____ on Page 27625
By Evelyn Biehn County Clerk
By _____

FEE \$50.00