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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





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  
Successor

Trustee

Bhnddtdy

(state which)

STATE OF OREGON, County of Klamath ss.

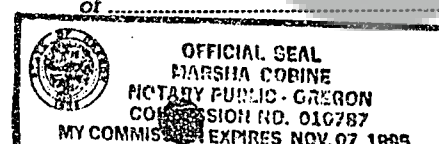
This instrument was acknowledged before me on November 19, 1992,  
by Neal G. Buchanan

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 &amp; LAST KNOWN ADDRESS

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

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

## NATURE OF RIGHT, LIEN OR INTEREST

Easement recorded  
Vol. M90, Page 23222

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

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 &amp; 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
Total					\$ 1993.70

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

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

Signature

for S. CHILPS

*Carol L. Green*  
(NOTE: Certificate of officer undersigned by law to take delinquent payments is not essential to the validity of Notice of Federal Tax Lien)  
(Rev. Pub. 71-408, 1971-2 C.B. 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 Chiloquin, Oregon

FEE

\$5.00

EXHIBIT C



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

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 refilled by the date given in column (d), this notice shall, on the day following such date, be deemed to have been withdrawn.

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  
Place of Filing 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

*Carol F. Green*  
(NOTE: Certificate of officer authorized by line to take acknowledgment is not required in the validity of Notice of Federal Tax Lien  
Rev. Rul. 71-460, 1971-2 CB, 409)

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

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  
By Evelyn Blahn County Clerk

FEE \$5.00

EXHIBIT D



26360

Vol. 191 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 &amp; 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 furnished by law to tax return preparers in full accordance with the validity of Notice of Federal Tax Lien)  
(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 \_\_\_\_\_ the 22nd day  
of Feb. A.D. 19 91 at 11:28 o'clock A.M., and duly recorded in Vol. 191  
of U. S. Tax Liens on Page 3236

FEE \$5.00

Evelyn Biehn County Clerk

By Evelyn Biehn

EXHIBIT E



29323

Vol. 99/ Page 27633

Form 668(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 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. 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	03/20/91	236129.56
1040	12/31/86	528-50-8681	02/18/91	03/20/91	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, 1991.

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

(NOTE: Certificate of offer authorized by law to bind individual parents is not restricted to the validity of Notice of Federal Tax Lien)  
Rev. Rul. 71-456, 1971-2 C.B. 409 Part 1 - Kept By Recording Office Form 668(V) (Rev. 12-89)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ May, A.D., 1991, 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. M92  
of Mortgages on Page 27625

Evelyn Biehn County Clerk  
By Pauline Mullendare

FEE \$50.00