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Vol. 92 Page 24737TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE

Reference is made to that certain trust deed wherein the Trustee of the Ryan Anthony Flagg Trust and the Trustee of the Keri Manon Flagg Trust, are Grantors; Mountain Title Company of Klamath County is Trustee; and Fred C. Cleveland is beneficiary, dated January 10, 1992 and recorded February 4, 1992 in Volume No. M92 at page 2441, Microfilm Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lots 5, 6, 7 and 8 and the Northerly 30 feet of vacated Sixth Street adjacent to each in Block 9 of HESSIG'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantors have failed to pay the following:

Monthly payments of \$275, including interest, due since July 1, 1992 with a like payment due on the same day of each month thereafter until the whole principal sum of \$23,500, plus interest at the rate of 10% per annum from March 1, 1992 has been paid. As of May 16, 1992 the principal balance owing was \$23,164.06. Interest accrues at the rate of \$6.35 per day from May 16, 1992.

The sum owing on the obligation secured by the trust deed is:

Principal as of May 16, 1992 in the amount of \$23,164.06;
Accumulated interest through October 20, 1992 in the amount of \$1,002.72;
Interest will accrue at the rate of \$6.35 per day from October 21, 1992 until paid in full;
Taxes for the fiscal year 1992-1993 are a lien, not yet due and payable;

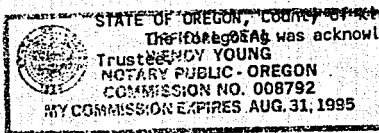
plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 - 86.795.

The property will be sold as provided by law on March 22, 1993 at 10 a.m. based on the standard of time established by ORS 187.110 on the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

DATED: 10/20/92 Michael L. Brant Successor Trustee



STATE OF OREGON, County of Klamath) ss.

Wendy Young

NOTARY PUBLIC - OREGON
COMMISSION NO. 008792

MY COMMISSION EXPIRES AUG. 31, 1995

On this 20th day of October, 1992 by Michael L. Brant, Successor

Wendy Young
Notary Public for Oregon

My Commission Expires: 8-31-95

Certified to be a true copy:

STATE OF OREGON, County of Klamath) ss.
Filed for record on the 22nd day of Oct., 1992 at 10:25 o'clock P.M. and
recorded in Volume M 92 at Page 24737 of mortgages.

EVELYN BIEHN

By: Debra M. Mendenhall
Deputy

AFTER RECORDING, RETURN TO:

MICHAEL L. BRANT
ATTORNEY AT LAW
325 MAIN STREET
KLAMATH FALLS, OR 97601

Fee \$10.00

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TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

ss.

I, MICHAEL L. BRANT

being first duly sworn, depose, say and certify that:

I am the SUCCESSOR

Trustees of the Ryan Anthony Flagg Trust and the Keri Manon Flagg Trust trustee in that certain trust deed executed and delivered by

to Mountain Title Company of Klamath County as grantor

in which Fred C. Cleveland as trustee,

is beneficiary, recorded on February 4, 1992, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M92, at page 2441 or as fee/file/instrument/microfilm/recep-

tion No. (indicate which), covering the following described real property situated in said county:

Lots 5, 6, 7 and 8 and the Northerly 30 feet of vacated Sixth Street adjacent to each in Block 9 of HESSIG'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

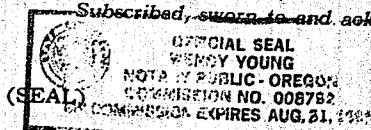
I hereby certify that on November 21, 1992, the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

Michael L. Brant

Trustee

Subscribed, sworn to and acknowledged before me this 5th day of March, 1993



Wendy Young

Notary Public for Oregon

My Commission expires: 8/31/95

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from Trustees of Ryan Anthony Flagg & Keri Manon Flagg Trusts

Grantor

to Mountain Title Company

Trustee

AFTER RECORDING RETURN TO

Michael L. Brant
325 Main Street
Klamath Falls OR 97601

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Sarah Parsons, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the _____

LEGAL #5098

TRUSTEE'S NOTICE

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for _____

FOUR

(4 insertions) in the following issues:

JANUARY 28

FEBRUARY 4, 11, 18, 1993

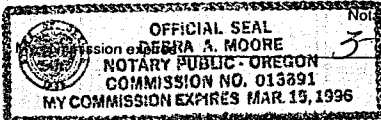
Total Cost: \$261.89

Sarah L. Parsons

Subscribed and sworn to before me this 18TH

day of FEBRUARY 1993

Debra A. Moore



TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to that certain trust deed wherein the Trustee of the Evan Anthony Flagg Trust and the Trustee of the Kerj Hanon Flagg Trust, are Grantors, Mountain Title Company of Klamath County is Trustee, and Fred C. Cleveland is beneficiary, dated January 10, 1992, and recorded February 4, 1992 in Volume No. M92 at page 2441, Microfilm Record of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit: Lots 5, 6, 7 and 8 and the Northerly 30 feet vacated Sixth Street adjacent to each block 9 of HESSIG'S ADDITION, TOWN OF KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

an action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantors have failed to pay the following:

Monthly payments of \$275, including interest, due since July 1, 1992 with a like payment due on the same day of each month thereafter until the whole principal sum of \$25,500, plus interest at the rate of 10% per annum from March 1, 1992 has been paid. As of May 16, 1992, the principal balance owing was \$23,164.06. Interest accrues at the rate of \$6.35 per day from May 16, 1992.

The sum owing on the obligation secured by the trust deed is:

Principal as of May 16, 1992 in the amount of \$23,164.06; Accumulated interest through October 20, 1992 in the amount of \$1,002.72; Interest will accrue at the rate of \$6.35 per day from October 21, 1992 until paid in full; Taxes for the fiscal year 1992-1993 are a lien, not yet due and payable; plus trustee's fees, attorney's fees, foreclosure costs and any sum advanced by the beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705-86.795.

The property will be sold as provided by law on March 22, 1993 at 10 a.m. based on the standard of time established by ORS 187.110 on the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, Klamath County, Oregon.

Interested persons are notified of their right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice at any time prior to five days before the date last set for sale.

Michael L. Brant, Successor Trustee
#5098 Jan. 28; Feb. 4, 11, 18, 1993

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of March, 1993 at 11:43 o'clock A.m., and recorded in Volume M 93 on page 5025 or as instrument number 58503, of the Official Records of said county. Mortgages

Witness my hand and seal of County affixed.

After Recording, Return to:

MICHAEL L. BRANT
ATTORNEY AT LAW
325 MAIN STREET
KLAMATH FALLS, OR 97601

EVELYN BIEHN, County Clerk

By: Douglas M. Mink
Deputy