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**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by **Burrell M. Gober**

**Klamath County Title Company**, as grantor, to  
in favor of **Motor Investment Co.**, as trustee,  
dated **February 14, 1991**, recorded **February 15, 1991**, in the mortgage records of  
**Klamath** County, Oregon, in ~~BOOK~~ volume No. **M91** at page **2911**, ~~XXXX~~

~~XXXX~~ covering the following described real property situated in the above-mentioned county and state, to-wit:

A tract of land situated in the E $\frac{1}{2}$  of E $\frac{1}{2}$  of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:  
Beginning at a fence corner located West 30.0 feet and South 2370.8 feet from the Northeast corner of said Section 13; said point being on the Westerly side or boundary of the Klamath Falls-Merrill Highway as now located (1960); thence Westerly along a fence line a distance of 235 feet; thence Southerly along a fence line a distance of 280 feet; thence Easterly along a fence line a distance of 235 feet to the Westerly side or boundary of the Klamath Falls-Merrill Highway; thence Northerly along the Westerly boundary of said highway a distance of 280 feet, more or less to the point of beginning.

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: Monthly installments of \$434.46 each, commencing with the monthly installment due October 15, 1992, together with real property taxes in the following amounts with interest thereon as charged by Klamath County: 1989-90, \$267.01; 1990-91, \$734.25; 1991-92, \$815.07; 1992-93, \$690.16.

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: \$18,785.61, together with interest thereon from November 6, 1992, in the amount of 18% per annum, together with the unpaid real property taxes as follows: 1989-90, \$267.01; 1990-91, \$734.25; 1991-92, \$815.07; 1992-93, \$690.16 (with interest as charged by Klamath County).

— OVER —

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**

Re: Trust Deed from  
**Burrell M. Gober**

Grantor  
TO  
**Klamath County Title Company**

Trustee  
After recording return to (Name, Address, Zip):  
**Donald R. Crane**  
**635 Main Street**  
**Klamath Falls, OR 97601**

**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

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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 9:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110 on July 30, 1993, at the following place: 635 Main Street,  
Klamath in the City of Klamath Falls, County of \_\_\_\_\_, 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

None

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 March 24, 1993.Donald R. Crane, Successor Trustee

Trustee

Beneficiary

(state which)

STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on March 24, 1993by Donald R. Crane

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_



OFFICIAL SEAL  
DIANE LONEY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. A005485  
MY COMMISSION EXPIRES MAR. 27, 1995

Diane Loney  
Notary Public for Oregon  
My commission expires March 27, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald R. Crane the 25th day  
of March A.D., 19 93 at 11:43 o'clock A. M., and duly recorded in Vol. M93  
of Mortgages on Page 6070

FEE \$15.00

Evelyn Biehn County Clerk

By Diane Loney