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NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Jody Allen Danforth and Diana Lee Danforth (husband and wife) as grantor, to Alan J. Bell as trustee, in favor of Pacific West Mortgage Company, an Oregon Corporation, as beneficiary, dated the 4th day of January, 1983, recorded the 13th day of January, 1983, in the records of Klamath County, Oregon. By assignment dated February 9, 1983, the beneficiary's interest was assigned to Robert L. Karg or Dorris I. Karg, husband and wife, in Volume M83, page 2900, in the mortgage records of Klamath County, Oregon. The successor in interest of the grantor is Paul Zierke and Jennifer Zierke, husband and wife, as disclosed by Warranty Deed recorded on December 27, 1984, in Volume M84, page 21443, in the deed records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Lot 6 in Block 8 of Fair View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The undersigned hereby certified 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 hereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.734(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their 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:

Taxes and accrued interest at the rate of 10% per annum from March, 1992 until paid; plus all accrued late charges, all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiaries to protect the property or its interest therein.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable. The sums now due are:

15.00

Lump sum balance due in the principal amount of \$14,230.87 plus accrued interest at the rate of 10% per annum from 1992 until paid; plus all accrued late charges, all fees, costs and expenses associated with this foreclosure, all sums expended by the beneficiaries to protect the property or its interest therein.

Notice is hereby given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said 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 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 the compensations of 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, in accord with the standard of time established by ORS 187.110 on the 20th day of September, 1993, at the following place: Front steps of the Klamath County Courthouse.

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 than 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 said 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 said ORS 86.753.

In construing this notice, 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 any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and

"beneficiary" include their respective successors in interest if any.

DATED: Apr 24, 1993

Karol W. Kersh, Trustee

STATE OF OREGON)
COUNTY OF Marion) ss

24 The foregoing instrument was acknowledged before me this 24 day of April 1993.

Paula L. Forbes
Notary Public for Oregon

My commission expires: 1-2-94

After Recording Return to:
Karol W. Kersh
P.O. Box 13281
Salem, OR 97309

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Karol W. Kersh the 28th day
of April A.D., 19 93 at 11:36 o'clock A M., and duly recorded in Vol. M93,
of Mortgages on Page 9129

FEE \$20.00

Evelyn Biehn - County Clerk

By Candace M. Henderson