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ABTER RECORDING RETURN TO: George C. Reinmiller 521 SW Clay, Suite 200 Portland, OR 97201

K-4524

NOTICE OF DEFAULT AND ELECTION TO SELL

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Reference is made to that certain trust deed made by	1
e, as grantor, to	្ឋ
ountain Title Company	42
n favor of Irst National Bank of Oregon , as beneficiary	
dated June 23 19 76 recorded June 23 19 in the mort gage records of	f
dated June 23 June 24	5
fee/file/instrument/microfilm/reception No(indicate which), covering the following described rea	
property situated in said county and state, to-wit:	ni.
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Lot 3 In Block 4 Fairview Addition No. 2, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Plus all fixtures and mobile homes, if any, located thereon.

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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 situate; further, that no action has been instituted to recover the debt, or any part thereof, 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 86.735(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: Monthly installments of \$286.03 each, commencing with the payment due December 1, 1992 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$43.28 as of April 21, 1993 and further late charges of \$19.44 on each delinquent payment thereafter, plus all fees, costs and expenses associated with this foreclosure, all sums expended by the beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the Trust Deed.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

The sum of \$17,929.47 with interest thereon at the rate of 8.50% per annum from November 1, 1992, until paid; plus all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the Trust Deed.

Notice hereby is 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 86.765 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 grantor of the trust deed, together with any interest the grantor or grantor's 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 lees of trustee's attorneys.

Said 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 October 7 , 19 93, at the following place: front door - Klamath County Courthouse in the City of Klamath Falls , County of Klamath , State of Oregon, which is the hour, date and place last set for said sale.

o the interest of the trustee in the trust deed berson in possession of or occupying the pro- NAME AND LAST KNOWN ADDRE	yor of any successor in interest to the grantor or of any lessee or other perty except; NATURE OF RIGHT, LIEN OR INTEREST
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at favor are publics provided by the terms of	IN COME USER
the data last set for the sale to have this tol	n named in ORS 86.753 has the right, at any time prior to five days before reclosure proceeding dismissed and the trust deed reinstated by payment
to the baneficiary of the entire amount then	due (other than such portion of the principal as would not then be due ny other default complained of herein that is capable of being cured by
tandaring the newformance required under th	e obligation of trust deed, and in addition to paying said sums of tender-
ind the nationmance necessary to cure the d	lefault, by paying all costs and expenses actually incurred in enforcing the ustee's and attorney's fees not exceeding the amounts provided by said
OPS 86 753	includes the plural, the word "grantor" includes any successor in interest
1 the territor on wall on any other nerson ou	uing an obligation, the performance of which is secured by said trust deed,
and the words "trustee" and "beneficiary" i	configuration and the configuration of the configur
wild tract deed by Sprahat somewes grinne cetualities deel propsione site design hay sel	
DATED: May 17	1993 GEORGE C. REINMILLER Successor-Trustee
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
(If the signer of the above is a corporation, use the form of acknowledgment apposite (1) and affix corporate seal.)	
STATE OF OREGON, STATE OF COLUMN ()	
County of Multnomah	County of
This instrument was acknowledged before a	me on This instrument was acknowledged before me on 19, by
EORGE C. REINMILLER	as OFFICIAL SEAL MARILYN L. TILLMAN
	notary public - Oregon COMMISSION NO.010776
Marilion & Tillon	MY COMMISSION EXPIRES NOV. 06, 1995 (
(SEAL)	17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
My commission expires:	My commission expires:
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Re: Trust Deed From Google Charles Constant Cons	Mo. 2, in the City of Kishadi County, County of Research County of Research County of Research County of Research County County Clerk of Kishadi County of Research County of Research County of County of Research County of County
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TELECTION TO SELL CO OF STATE OF SELL CO OF	Mo S' lutile Clip of Kishalit County of Mary that the within instru- ment was received for record on the 24th day of May 1993. at 10:49 o'clock A.M., and recorded in book/reel/volume No
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