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07-06-93A10:15 RCVD  
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## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Phillip Crammer and Charlotte Crammer,  
husband and wife, as grantor, to  
Aspen Title & Escrow, INC, as trustee,  
 in favor of Robert Kenneth Mariette\*, as beneficiary,  
 dated March 27, 1985, recorded April 1, 1985, in the mortgage records of  
Klamath County, Oregon, in book XXXXXX volume No. M85 at page 4687, or as  
 fee/instrument/instrument No. 47324 (indicate which), covering the following described real  
 property situated in the above-mentioned county and state, to-wit: Lots 20, 21, 22 and 23, Block 103,  
 Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, State of Oregon.

\* and subsequently assigned to Jacklyn Sue Chandler as to an undivided  $\frac{1}{2}$  interest and  
 William Howard and Patsy Howard, husband and wife as to an undivided  $\frac{1}{2}$  interest in  
 Book M85 Page 9703 in the records of Klamath County Clerks Office.

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 principal and interest due on the 1st day of January,  
 February, March, April and May of 1993 in the amount of not less than \$375.00 per month  
 for assessments due under the terms and provisions of the Note and Trust Deed.

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: \$38,000.00 plus interest and  
 late charges thereon from January 1, 1993 at the rate of Ten Percent (10%) per annum  
 until paid and all sums by the Beneficiary pursuant to the terms and provisions of the  
 Note and Trust Deed

— OVER —

NOTICE OF DEFAULT  
AND ELECTION TO SELL

Re: Trust Deed from

Grantor

TO

Trustee

After recording return to (Name, Address, Zip):

ASPEN TITLE & ESCROW, INC  
ATTN: FORECLOSURE DEPARTMENTSPACE 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

By \_\_\_\_\_, 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 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on January 4, 1994, at the following place: Front Entry of Aspen Title & Escrow, INC at 525 Main Street 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

Phillip Crammer and  
Charlotte Crammer  
Route 1, Box 259  
Bonanza, Oregon 97623

C.W. and Nancy H. Booth  
dba HJB Associates  
143 S Keeneway Drive  
Medford, Oregon 97504

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.

ASPEN TITLE & ESCROW, INC.

DATED June 30, 1993.

BY: [Signature]  
Trustee ~~Ben D. Kuyx~~ (state which)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 30, 1993, by

This instrument was acknowledged before me on June 30, 1993, by ANDREW A. PATTERSON, ASSISTANT SECRETARY of ASPEN TITLE & ESCROW, INC.

[Signature]  
Notary Public for Oregon

My commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day of July A.D. 1993 at 10:15 o'clock A.M., and duly recorded in Vol. M93 of Mortgages on Page 16088

FEE \$15.00

Evelyn Biehn County Clerk  
By [Signature]