	884-NOTICE O		ND ELECT	ION TO SELL
APPER R	ECORDIN	GRETU	AN TO): \$8430%[[C
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521 SW (Clay, Suite	200		NOTIC
Portiand,	OR 972	01		MOIIC

Volm93 Page 29778 @

Portland, OR 11 97201 NOTICE OF DE	FAULT AND ELECTION 1	O SELL TABLE TO STEEL GOOD AND THE SELECTION OF THE SELEC
Reference is made to that certain trust deed	made by	and lamy J. Holland, husband and wife,
Klamath County Title Company in favor of Jown & Country Mortgage, Inc. dated December 15 1988, recorded Klamath Holland and Lamb County, Oregon, in botee/file/instrument/microfilm/reception No.		as grantor, to
in favor of Town & Country Mortgage, Inc.	i i i i	as trustee,
dated December 15 , 1988 , recorded	December 22	1088 and the market of the series of the ser
County, Oregon, in bo	ok/reel/volume No. M	88 at page 21755
tee/file/instrument/microfilm/reception No.	(indicate w	hich), covering the following described real
The state of the same of the s		THERE DATE TENED OF THE PROOFER BUT THE
Lot 14 in Block 6 of Tract No. 1025, WINC	HESTER, according to	the official plat the set to great the set of
are directly the Coulty Clerk of Kismain	County, Oregon. Plus	all fixtures and mobile homes, if
Many, located thereon. WMD		state of orecon,
(SEAL) My commission espires:	My commission expices:	
CAM BAMES	Motary Public for Unegon	
Sommod DOE		
		N 181 COMMEDIAL SANDES DE 1821 N
Beneficial interest assigned to Midfirst Bank, State # M93 / 29775, Klamath County Records.	Savings Rank by instrum	lent recorded November 10
# M93 / 29775 Klamath County Records.	This trumment was offer	none recorded Movember 10 , 1993 in
and the committee of the contract of the contr		

Zaya 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 \$501.00 each, commencing with the payment due September 1, 1992 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; 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, and plus the deficit reserve account balance of \$670.49. The great reserved with transfers and attorneds four the exception for another benefit to the

tan the purformance is cassure to suite the delain. By paying all costs and experies as touck in order the effort the the 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 \$39,566.50 with interest thereon at the rate of 10.50% per annum from August 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, and plus the deficit reserve account balance of \$670.49.

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 86.705 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 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 fees of trustee's attorneys.

Said sale will be held	at the hour of 1:00 o'cloc	k P M in accord with	ho standard at the season to
by ORS 187.110 on April 1	12 PAND AND DECURE OF 94C OF	,	from door or time established
Klamath County Courthous	12 Mary 19 10 10 10 10 10 10 10 10 10 10 10 10 10	the following place:	front door -
	<u> </u>	in the City of	Klamath Falls Country
Clamath		edon which is the hour de	

Kiguigin Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any n having or claiming to have any lien upon or interest in the real property hereinabove described subsequent person having or claiming to have any hen upon or interest in the real property.

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: NATURE OF RIGHT, LIEN OR INTEREST law, and the reasonable less of trustee's attorneys secured by said trust deed and the expenses of the sale, including the compensations of the tractee as provided by grantor or grantor's successors in interest acquired giter the execution of the trass deed, to eately the obligations had the power to convey, at the time of the execution by granter of the trust deed together with any interest the at public amisson to the highest bidder for cash the interest in the said described property which the grantor had, or elact to foreclose said anyst deed by advertisement and safe pursuant to ORS 86.795, to 86.7%, and to cause to be sold Notice hereby is siven that the beneficiary and trustee, by reason of said defeath have whated and do hereby taxes are hand as beautied by the terms of the Trust Deed, and plus the delicit reserve account balance of 5670-55, taxes 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 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. default of such profesions the default for which larvelosure. sold trust doed, or by their emersely minuterest, with respect A November 8 199 1993 LGLOON GEORGE C. REINMILLER Successor-Trustee the action has been included by the reactions of a successor-trustee have been made except as recorded by the moutable records of the nount of a successor-trustee have been made except as recorded by the moutable records of the nount of the signer of the part in the second of the nount of the signer of the normal part in the second of the normal part in the sec STATE OF OREGON, used the counties the new first STATE OF OREGON, cheed the treatment of the constitution of County of Multnomah November 8 This instrument was acknow OFFICIAL SEAL GEORGE C. REINMILLER LORIBRUNECZ NOTARY PUBLIC - OREGON COMMISSION NO.028547 MY COMMISSION EXPIRES OCT. 06, 1997 Notary Public for Oregon (SEAL) (SEAL) My commission expires: My commission expires: NOTICE OF DEFAULT AND STATE OF OREGON, Therection to SEIT Clerk of Klamath County, Oregon. Plus all L. County of mentick lamath 25, WINCHESTER, according to the office certify that the mithin justin-Lot 14 hitour was senot Tract No. 1 STEVENS-NESS LAW PUB. CO., PORTLAND, OR to-mic ment was received for record on the Re: Trust Deed From Complete Control (makete at 10th day of Nov. 19 93 gon, in book/real/volume No. ... at 11:41... o'clock A...M., and recorded Daniel P. Holland and Tamy J. Holland ecember 15Grantôr SPACE RESERVED page 297.78.... or as fee/file/instrument/ Town & Lountry Morigage, RECORDER'S USE microfilm/reception No. 71119 Klamath County Title Company... Record of Mortgages of said County. .Trustee Witness my hand and seal of Daniel P. Holland Conuth affixed and, Inspand and wife, AFTER RECORDING RETURN TO George C. Reinmiller Evelyn Biehn, County Clerk NOTICE OF DEFAULT AND ELECTION TO 521 SW Clay, Suite 200 By Dauline Millender Deputy Portland, OR 97201

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fee \$15.00