

AFTER RECORDING RETURN TO:
Shapiro & Kreisman
522 S.W. Fifth Avenue, #825
Portland, OR 97204

93-11315

K-46043

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Linda M. Schell, a single person as her separate estate, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Gibraltar Savings, F.A., as beneficiary, dated July 22, 1988, recorded August 1, 1988, in the mortgage records of Klamath County, Oregon, in Book No. M88 at Page 12312, beneficial interest having been assigned to EMC Mortgage Corporation, as covering the following described real property:

Lot 28 in Block 1 of Tract 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom the Westerly 2 feet thereof.

Commonly known as: 7020 Verde Vista Place, Klamath Falls, OR
97603

According to the current beneficiary's records, the indebtedness is owed by Linda M. Schell.

The trustee hereby certifies 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 payments in the sum of \$792.74, from February 1, 1993 through February 28, 1993, \$780.08 from March 1, 1993 through August 31, 1993, \$718.93 from September 1, 1993 through October 31, 1993, and \$1,051.61 from November 1, 1993, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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:

\$74,449.69, together with interest thereon at the rate of 8.125% per annum from January 1, 1993 through January 31, 1993, 7.125% from February 1, 1993 through July 31, 1993 and 6.625% from August 1, 1993 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 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 A.M., in accordance with the standard time established by ORS 187.110 on June 1, 1994, at the following place: the main entrance of the ~~Klamath County Courthouse located at 316 Main Street~~ in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

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 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 attorneys 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

Klamath County Jail located at 3201 Vandenberg Road

35277

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

KELLY D. SUTHERLAND
Successor Trustee

By: 

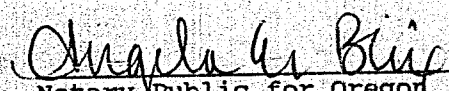
Dated: December 23, 1993

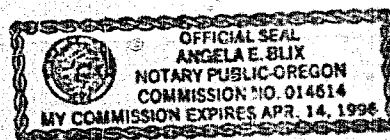
STATE OF OREGON,)

) SS.

County of Multnomah)

SUBSCRIBED AND SWORN to before me this 23rd day of December, 1993.


Notary Public for Oregon
My commission expires 4/14/96



Lender Loan #: 107883-1

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co. the 30th day
of December A.D. 19 93 at 9:34 o'clock A.M., and duly recorded in Vol. M93
of Mortgages on Page 35275

FEE \$20.00

Evelyn Biehn County Clerk

By 