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FORM No NOTICE OF DEFAULT AND ELECTION TO SELL Oregan Trust Deed Series

11-01-93A10:56 RCVD 70585 73878 Wolf ASPEN 04040769/F Volm93 Page 28 73878 Wolf Control of Default and Election to sell Volm94 Page m93 Page 28717 @ 189 Reference is made to that certain trust deed made by Rodney D. Lang and Jerrolyn A. husband and wife ELLENS EEDSORT <u> 1</u> Aspen Title & Escrow, INC in favor of Nicholas V. Castriotta and Jacalyn F. Castriotta, husband & wife ..., as trustee, dated July 2, 1993, recorded July 6, 1993 ..., in the mortgage records of fee fixes which), covering the following described real property situated in the above-mentioned county and state, to-wit: The E's of Tract No. 17, The Resubdivision of Tract 25 to 32 of Altamont Ranch Tracts in the State of Oregon. Excepting Therefrom that portion taken by Klamath County for the widening of Bisbee Street by instrument recorded July 1, 1965 in Book 362 at Difference and the

THIS DOCUMENT, IS BEING RE-RECORDED, TO CORRECT, THE YEAR OF THE SALE AND TO In coestraine this police, the singular modules the phasel, the pool "drame

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13 WThe 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: Balance of monthly installments of \$398.00 due for September of 1993 and at which time all sums of principal and interest then outstanding shall become immediately due and payable and subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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THE LEDIE STREET

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: \$55,900.00 plus interest and late charges, thereon from Septmeber 1, 1993 at the rate of Ten(10.0) percent per annum all due and payable on September 1, 1993 and all sums expended by the Beneficary pursuant to the terms and provisions of the Note and Trust Deed. Rouney N. Long (H. antedyn 1. H

Undersear of NOTICE OF DEFAULT	er teler: 31 mañ en classol manipular 4 augustart en ang lasson	STATE OF OREGON,
Re: Trust Deed from	- State of Credent with	Corfily that the within instrument
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Aner ret stating refly to (Nome) Address, Zipjt, Distance (SPEN) SPEN: TITLE'S ESCRON STNC - CONTRACT TTN: FORECLOSURE DEPARTMENT'S (1999)	The matter of the own	그 것을 알려도 있는 것 같이 가지 않는 것을 것 같아요. 그는 것 같아요. 이 가지 않는 것 같았는 .
		By Decuty

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 catisfy 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 <u>11:00</u> o'clock, <u>A. M.</u>, in accord with the standard of time established by CRS 187.110 on <u>March 14</u>, 19.94, at the following place: Front entry to Aspen Title 6 Escrow, INC located at 525 Main Street in the City of <u>Klamath Falls</u>, County of <u>Klamath</u>, 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 droccupying the property, except:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OF INTEREST

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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 "heneliciary", include their respective successors in interest, it any.

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	of <u>Mortgages</u> on Page <u>189</u> Evelyn B <u>i</u> ehn	
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