

FILE 27200

DEPT. OF REVENUE
PROPERTY TAX
COUNTY OF KLAMATH
TOWNSHIP 31 SOUTH
RANGE 9 EAST
SECTION 10
SW 1/4

FORM NO. 884 - NOTICE OF DEFAULT AND ELECTION TO SELL - Oregon Trust Deed Series

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76047 02-14-94P03:47 RCVD Vol 94 Page 4901

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by RICHARD W. BURCH and STACEY C. BURCH, husband and wife
DEL PARKS, as grantor, to
in favor of EDWARD R. ZAROSINSKI as Trustee for the and Profit Sharing Trust, as beneficiary,
dated February 26, 1982, recorded March 12, 1982, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M82 at page 3120 or as
property situated in the above-mentioned county and state, to-wit:

The following property situated in the SW 1/4 of Section 10, Township 31 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

PARCEL 1: Beginning at the Southeast corner of said SW 1/4; thence South 89 degrees 52' 55" West along the South line of said Section 10, 1065.11 feet to the Northerly right of way line of Lamm Crossing, an existing road; thence North 48 degrees 00' 13" West along said right of way line, 396.78 feet; thence North 01 degrees 09' 39" West, 406.63 feet; thence North 89 degrees 56' 54" East, 1353.50 feet to the East line of said SW 1/4; thence South 01 degrees 15' 22" East along said East line of the SW 1/4, 671.20 feet to the point of beginning.

PARCEL 2: Beginning at the Northeast corner of the SW 1/4 of said Section 10; thence South 01 degrees 15' 22" East along the East line of said SW 1/4, 644.06 feet; thence South 89 degrees 56' 54" West, 1353.50 feet; thence North 01 degrees 09' 39" West, 644.04 feet to the North line of said SW 1/4; thence North 89 degrees 56' 54" East along said North line of the SW 1/4, 1352.43 feet to the point of beginning.

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: Principal in the amount of \$9,293.19 with interest thereon at the rate of 10% per annum from July 16, 1991, together with taxes for the fiscal year 1991-1992 in the amount of \$669.04 plus interest, taxes for the fiscal year 1992-1993 in the amount of \$728.24 with interest, and taxes for the fiscal year 1993-1994 in the amount of \$621.20 plus interest.

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: Principal in the amount of \$9,293.19 with interest thereon at the rate of 10% per annum from July 16, 1991, together with taxes for the fiscal year 1991-1992 in the amount of \$669.04 plus interest, taxes for the fiscal year 1992-1993 in the amount of \$728.24 with interest, and taxes for the fiscal year 1993-1994 in the amount of \$621.20 plus interest.

NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Trust Deed from
RICHARD W. BURCH and STACEY C. BURCH, husband and wife
to
DEL PARKS
After recording to (Name, Address, Zip):
Donald R. Crane
635 Main Street
Klamath Falls, OR 97601

— OVER —

STATE OF OREGON,
County of _____
I, _____, County Clerk, do hereby 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 _____ of as fee/file/instrument/microfilm/reception No. _____
Record of Mortgages of said County.
Witness my hand and seal of County, affixed.
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 9:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on July 7, 1994, at the following place: Law Offices, 635 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
<u>NONE</u>	

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.

DATED February 14, 1994...
Donald R. Crane
Successor Trustee

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on February 14, 1994,
by Donald R. Crane
This instrument was acknowledged before me on 19,
by as
of of



Kristin A. Biehn
Notary Public for Oregon
My commission expires 11/15/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Donald Crane
of Ech A.D., 1994 at 3:47 o'clock P.M., and duly recorded in Vol. M94,
of Mortgages on Page 4901
FEE \$15.00
Evelyn Biehn County Clerk
By Quilma Millenore