

784109

Vol 1144 Page 8978
09-11-4101 (0019) NOD1

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION
F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION
1730 WASHINGTON MUTUAL TOWER
1201 THIRD AVENUE
SEATTLE, WA 98101TRUSTEE'S SALE NO: 09-11-4101
LOAN NO: 001847 FHLBC
HA/VA/FMT NO: 4002117557

ASPER 41076

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain trust deed made by: GEORGE BERTHEL PEDEN AND MARTHA BRADSHAW PEDEN, HUSBAND AND WIFE, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of FIRST NATIONAL BANK OF OREGON N/A FIRST INTERSTATE BANK OF OREGON, as beneficiary, dated August 2, 1974 recorded August 7, 1974, in the mortgage records of KLAMATH County, Oregon, in Book 1144, Page 8978, covering the following described real property situated in said county and state, to-wit:

LOT 13 OF SOUTHSORE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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:

Payments:					
3	payments at \$	475.59	each:	\$	1,426.77
2	payments at \$	466.36	each:	\$	932.72
(11-01-93 through 02-18-94)					

Late Charges:

Accumulated late charges:

Beneficiary Advances (with interest if applicable)

\$ 2,359.49

TOTAL:

TOGETHER WITH ANY DEFAULT IN THE PAYMENT OF RECURRING OBLIGATIONS AS THEY BECOME DUE.

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:

UNPAID PRINCIPAL BALANCE OF \$24,528.59, AS OF 10-01-93, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 9.500% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

Notice hereby is given that the beneficiary and current trustee, REGIONAL TRUSTEE SERVICES CORPORATION, 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 86.735, and to cause to be sold at

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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 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 compensation 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 A.M. in accord with the standard of time established by ORS 187.110 on August 10, 1994, at the following place: MAIN ENTRANCE TO THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of Oregon, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary nor the said 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

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

DATED: March 18, 1994

REGIONAL TRUSTEE SERVICES CORPORATION
F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION
Successor Trustee

[Signature]
ALETA LAVANDIER, PRESIDENT

STATE OF Washington

COUNTY OF KING

The foregoing instrument was acknowledged before me March 18, 1994, by ALETA LAVANDIER, PRESIDENT of REGIONAL TRUSTEE SERVICES CORPORATION F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION, a Washington Corporation, on behalf of the corporation.

[Signature]
Notary Public for Washington
My commission expires: 2-15-98

REBECCA L. PHILIPS
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 2-15-98

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STATE OF OREGON: COUNTY OF KLAMATH: 52

Filed for record at request of Aspen Title Co the 28th day
of March A.D. 1994 at 10:15 o'clock AM, and duly recorded in Vol. 494
of Mortgages on Page 8978

FEE \$15.00

Evelyn Blahn County Clerk
By *[Signature]*