

AFTER RECORDING RETURN TO:

K-46542

Shapiro & Kreisman
522 S.W. Fifth Avenue, #825
Portland, OR 97204
94-11409

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Duel E. Chinn and Mariam L. Chinn, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Town & Country Mortgage, Inc., an Oregon Corporation, as beneficiary, dated October 11, 1983, recorded October 17, 1983, in the mortgage records of Klamath County, Oregon, in Book No. M83 at Page 17754, beneficial interest having been assigned to American Residential Mortgage Corporation, as covering the following described real property:

PARCEL I:

Tract 13, TOWNSEND TRACTS, in the County of Klamath, State of Oregon.

PARCEL II:

That portion of Lots 28 and 29, TOWNSEND TRACTS, in the County of Klamath, State of Oregon, lying East of the U.S.R.S. Drain.

COMMONLY KNOWN AS: 2733 Crest Street, Klamath Falls, OR 97601

According to the current beneficiary's records, the indebtedness is owed by Duel E. Chinn and Mariam L. Chinn.

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 \$672.00, from December 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:

\$43,249.66, together with interest thereon at the rate of 13.00% per annum 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.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclosure 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 September 14, 1994, at the following place: the main entrance of the Klamath County Jail located at 3201 Vandenberg Road 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 "beneficiary" include their respective successors in interest, if any.

KELLY D. SUTHERLAND
Successor Trustee

Dated: April 11, 1994


By: 

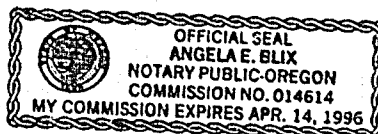
STATE OF OREGON,)

) SS.

County of Multnomah)

SUBSCRIBED AND SWORN to before me this 11th day of April, 1994.


Notary Public for Oregon
My commission expires 4/14/96
Lender Loan #: LOGS353-318838



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 15th day
of April A.D., 19 94 at 11:10 o'clock A.M., and duly recorded in Vol. M94,
of Mortgages on Page 11195.

FEE \$15.00

Evelyn Biehn, County Clerk

By: 