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COPIES

FORM No. 884—NOTICE OF DEFAULT AND ELECTION TO SELL—Oregon Trust Deed Series

GOVERNMENT 1992

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

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WACOWA COUNTY CLERK'S OFFICE
COMMISSION NO. 000111
PAYABLE TO: 00000000

NOTICE OF DEFAULT AND ELECTION TO SELL

K-46732

Vol. M94 Page 23135

Reference is made to that certain trust deed made by ROBIN FRYLING

MOUNTAIN TITLE COMPANY, as grantor, to
in favor of JOHN H. PETERSON, as trustee,
dated SEPTEMBER 2, 1993, recorded SEPTEMBER 3, 1993, in the mortgage records of
KLAMATH County, Oregon, in book/reel/volume No. M93 at page 22564, or as
fee/file/instrument/instrument/exception No. 11111111 (indicate which), covering the following described real
property situated in the above-mentioned county and state, to-wit:

Lots 5, 6, 7, and 8, Block 218, MILLS SECOND ADDITION
to the City of Klamath Falls 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 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:

MONTHLY PAYMENTS OF \$1,902.20 DUE ON THE 3RD DAY OF
APRIL, MAY, JUNE AND JULY 1994. FOR A TOTAL AMOUNT
OF \$7,608.80

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: \$69,778.32

— OVER —

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

Re: Trust Deed from

ROBIN FRYLING

2805 ANDERSON

KLAMATH FALLS, OREGON Grantor

to

MOUNTAIN TITLE COMPANY

222 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON Trustee

After recording return to (Name, Address, Zip):

JERRY M. MOLATORE

426 MAIN STREET

KLAMATH FALLS, OREGON

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I 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 _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

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 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on DECEMBER 8, 1994, at the following place: 3201 VANDENBURG ROAD in the City of KLAMATH, 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

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO.

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 JULY 26, 1994.

Trustee

Beneficiary

(state which)

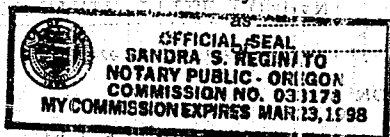
STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on JULY 26, 1994,

by JERRY M. MOLATORE

This instrument was acknowledged before me on _____, 19____,

by _____



My commission expires

03-23-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 28th day of July A.D., 19 94 at 3:15 o'clock P.M., and duly recorded in Vol. M94 of Mortgages on Page 23135.

FEE \$15.00

Evelyn Biehn County Clerk

By Pauline Mullenders