

86997

MTC 32172

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to the following Trust Deed: Delbert L. Henry, Norma L. Henry and David N. Henry, Grantor; Mountain Title Company of Klamath County, Trustee; and Jay W. Shanor and Naomi R. Shanor, Beneficiary, recorded in Official/Microfilm Records, Vol. M88, Page 18995, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

The E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{2}$ and the W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Chiloquin Agency Highway No. 422.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Failure to pay monthly installments of principal and interest in the sum of \$300.00 on November 15, 1993 and a like payment on the 15th day of each month thereafter and to pay taxes as they come due and late charges in the sum of \$30.00 per month from November, 1993.

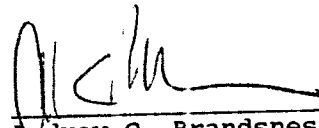
The sum owing on the obligation secured by the trust deed is: \$12,853.91 plus interest thereon at the rate of 10% per annum from October 18, 1993, plus late charges, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on September 2, 1994, at 10:00 a.m. o'clock based on standard of time established by ORS 187.110 at Law Offices of Brandsness, Brandsness & Rudd P.C. 411 Pine, Klamath Falls, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

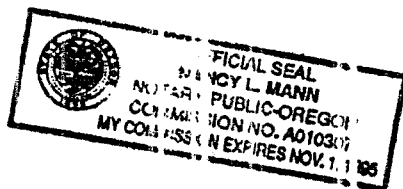
Dated: April 12, 1994.


Andrew C. Brandsness Trustee

STATE OF OREGON
County of Klamath ss.

26959

April 12, 1994
Personally appeared, Andrew C. Brandsness, and acknowledged
the foregoing instrument to be his voluntary act and deed. Before
me:



Nancy L. Mann
Notary Public for Oregon
My Commission expires: 11-1-95

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co
of Aug A.D., 9 94 at 11:22 o'clock A M., and duly recorded in Vol. M94 day
of Aug of Mortgages on Page 26958
By Evelyn Biehn County Clerk
Caroline J. Willenslowe

FEE \$15.00