

OK

05-24-94A10:25 RCVD

81511

MTC 1896-7039

31930

NOTICE OF DEFAULT AND ELECTION TO SELL Vol. mg4 Page 16352Reference is made to that certain trust deed made by
TAMMY RODGERS

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as grantor, to
in favor of LLOYD M. HANKS and BETTY S. HANKS, or the survivor thereof, as trustee,
dated September 22, 1993, recorded September 23, 1993, as beneficiary,
Klamath County, Oregon, in book ~~1896~~ volume No. M93, 1993, in the mortgage records of
~~the Klamath County Clerk's office~~ at page 24465, ~~or as~~
property situated in said county and state, to-wit:

Lot 11 in Block 6 of STEWART, 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: Balance of the payment due January 22, 1994, in the amount of \$33.54;
Payment due February 22, 1994, in the amount of \$157.73; Payment due March
22, 1994, in the amount of \$157.73; Payment due April 22, 1994, in the
amount of \$157.73. 1993-94 real property taxes in the amount of \$324.73,
plus interest.

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:
The balance due on the promissory note secured by said Deed of Trust in the
amount of \$12,982.33, plus interest at the rate of 8% from March 29, 1994,
and real property taxes for 1993-94 in the amount of \$324.73, plus interest.

Notice hereby is given that the beneficiary and trustee, 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 86.785, and to cause to be sold
at 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 compensations of the trustee as provided by law, and the rea-
sonable fees of trustee's attorneys.

Said 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 Oct 14, 1994, at the following place: in front of Mountain Title
Company of Klamath County, 222 South Sixth
Klamath in the City of 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
Harvest Auto Credit, Inc.
P. O. Box 7309
Klamath Falls OR 97602

NATURE OF RIGHT, LIEN OR INTEREST
Judgment in the amount of
\$2,521.85, plus 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: May 17, 1994

Joel B. Reeder
Joel B. Reeder OSB #58079
~~Trustee~~ ~~Beneficiary~~ ~~State which~~
Successor Trustee

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,) ss.
County of Jackson)
The foregoing instrument was acknowledged before me this May 17, 1994, by
JOEL B. REEDER, Successor
Trustee

(ORS 194.570)

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
1994, by
president, and by
secretary of

a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

OFFICIAL SEAL Notary Public for Oregon
PHYLLIS R. LUCIER
NOTARY PUBLIC OREGON
COMMISSION NO. 011939
MY COMMISSION EXPIRES JAN 8, 1996

NOTICE OF DEFAULT AND ELECTION TO SELL
(FORM No. 884)

STEVENS-NESE LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From
TAMMY RODGERS
Grantor
To
MOUNTAIN TITLE COMPANY OF
KLAMATH COUNTY Trustee

AFTER RECORDING RETURN TO
Joel B. Reeder, P. C.
Attorney at Law
116 Mistletoe Street
Medford OR 97501

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$15.00

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of May, 1994, at 10:25 o'clock A.M., and recorded in book/reel/volume No. M94 on page 16352 or as fee/file/instrument/microfilm/reception No. 81511, Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Pauline M. Hall* Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day of Oct A.D., 19 94 at 10:57 o'clock A.M., and duly recorded in Vol. M94 of Mortgages on Page 31929

FEE \$20.00

Evelyn Biehn County Clerk
By *Pauline M. Hall*