

Vol m95 Page 21311

NAME AND LAST KNOWN ADDRESS:

Veloris Thompson  
16701 Main Street, No. 222  
Hesperia, CA 92345

NATURE OF RIGHT, LIEN OR INTEREST:

GRANTOR

NAME AND LAST KNOWN ADDRESS:

**Klamath County Tax Collector's Office**  
305 Main  
Klamath Falls, OR 97601

NATURE OF RIGHT, LIEN OR INTEREST:

Lien Holder

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 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: August 10, 1995.

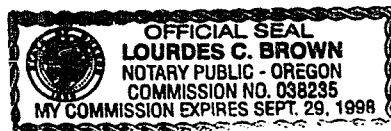
DOUGLAS V. OSBORNE, successor trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me  
on \_\_\_\_\_, 19\_\_, by \_\_\_\_\_

This instrument was acknowledged before me on August 10, 1995 by \_\_\_\_\_ of \_\_\_\_\_ as \_\_\_\_\_

Notary Public for Oregon  
My commission expires 9/29/98



## NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Trust Deed From

Veloris Thompson, Grantor

To

Mountain Title Company of  
Klamath County, TrusteeAfter recording return to: Douglas V. Osborne  
439 Pine Street  
Klamath Falls, OR 97601\_\_\_\_\_  
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/instrument/microfilm/reception  
No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Name\_\_\_\_\_  
Title

By \_\_\_\_\_, Deputy

ON

21314



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by VELORIS THOMPSON

....., as grantor, to  
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY....., as trustee,  
 in favor of ALBIE LONGUEIRA AND CARMEN LONGUEIRA OR THE SURVIVOR THEREOF....., as beneficiary,  
 dated July 22, 1993....., recorded August 25, 1993....., in the mortgage records of  
Klamath..... County, Oregon, in book/reel/volume No. M93..... at page 21318....., or  
 as fee/file/instrument/microfilm/reception No. .... (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lot 34 and 35, Odessa Summer Home Sites, according to the official Plat thereof  
 on file in the Office of the County Clerk of Klamath County, Oregon

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured  
 by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the de-  
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Payment of not less than \$206.82 per month from December 15, 1993, through and  
 including July 15, 1995, for a total sum \$4,136.40 plus interest and subsequent install-  
 ments of like amounts; subsequent amounts for assessments due under the terms and  
 provisions of the Note and Trust Deed

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:

\$9,784.95 plus interest and late charges from December 15, 1993 at 8% per annum  
 until paid and all sums expended by the beneficiary pursuant of the Note and Trust  
 Deed, plus any and all property taxes owing

WHEREFORE, notice hereby is given that the undersigned trustee will on December 12....., 1995,  
 at the hour of eleven..... o'clock, A..... M., in accord with the standard of time established by ORS 187.110, at  
439 Pine Street

in the City of Klamath Falls....., County of Klamath....., State of Oregon, sell at public  
 auction to the highest bidder for cash the interest in the said described real property which the grantor had or had  
 power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the  
 grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing  
 obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. 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 per-  
 formance required under the obligation or trust deed, and in addition to paying said sums or tendering the per-  
 formance 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 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 August 10....., 1995.....
  
 DOUGLAS V. OSBORNE

Trustee

State of Oregon, County of ..... ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that  
 the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Douglas V. Osborne the 10th day  
 of August A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95,  
 of Mortgages on Page 21311

Bernetha G. Letsch, County Clerk

FEE \$25.00

By Annette Appleby