

20388

Vol. M96 Page 18835

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

Reference is made to that Trust Deed wherein Leslie B. Anderson

Aspen Title Company, is Grantor;  
Motor Investment Company, is Trustee; and  
Klamath County, Oregon, is Beneficiary,  
 recorded in Official/Microfilm Records, Vol. M94 Page 35339  
 covering the following-described real property in \_\_\_\_\_ County, Oregon:

**PARCEL 1:** That portion of Government Lot 19 lying South of the Oregon California and Eastern Railway and West of the Sprague River in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:** That portion of Government Lot 20 lying South of the Oregon California and Eastern Railway in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3:** All of Government Lot 21 and that portion of Government Lot 22 lying North of Highway 140 and West of the Sprague River, all in Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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:

The payment due February 16, 1995.

The sum owing on the obligation secured by the trust deed is: Six thousand five hundred thirty-nine and seven one-hundredths (\$6,539.07), with interest thereon at the rate of eighteen and one-half percent (18.5%) from January 24, 1996,

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 November 8, 1996, at 9:00 o'clock a.m. based on standard of time established by ORS 187.110 at office of Donald R. Crane, attorney at law, 635 Main, Klamath Falls, OR Klamath County, 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: June 25, 1996.

Donald R. Crane, Trustee  
 Donald R. Crane, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on June 25, 1996 by Donald R. Crane

Kristin A. Bienz

Notary Public for Oregon — My Commission Expires: 11/15, 1996

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of \_\_\_\_\_ ss

Filed for record on \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_m.  
 and recorded in \_\_\_\_\_ page \_\_\_\_\_ of mortgages.

County Clerk by \_\_\_\_\_, Deputy

After recording return to:

Donald R. Crane  
 635 Main Street  
 Klamath Falls, OR 97601

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Donald R. Crane

on this 25th day of June A.D., 1996  
 at 10:59 o'clock A.M. and duly recorded  
 in Vol. M96 of Mortgages Page 18835

Bernetha G. Letsch, County Clerk

By Cheryl J. Russell

Deputy.

Fee, \$10.00

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