

## OREGON NOTICE OF DEFAULT AND ELECTION TO SELL

After recording return to:

RE: Loan #: 43-18-548314067

Title #:

TD #: 0-787C

T.D. SERVICE COMPANY  
12910 TOTEM LAKE BLVD. #130  
KIRKLAND, WA 98034-2950  
(206) 820-8000

ATC #04045296

Reference is made to that certain trust deed made by VIRGIL L. JOCHIM AND ROSEMARY L. JOCHIM  
HUSBAND AND WIFE , as grantor,  
to RECD, USDA, ACTING THROUGH OREGON STATE , as trustee,  
in favor of RURAL DEVELOPMENT, ACTING ON BEHALF OF THE RURAL HOUSING SERVICES,  
SUCCESSOR IN INTEREST TO THE FHA, STATE OF OREGON, USDA. , as beneficiary,  
dated MAY 14, 1985 , recorded MAY 14, 1985 , in the  
mortgage records of KLAMATH County, Oregon, in book / reel /  
volume NO. 85 at page 7205 , (fee/file/instrument NO. )  
covering the following described property situated in said county and state, to wit:

LOT 8, BLOCK 3 OF TRACT 1137, MEADOWGLENN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS: 2507 WASHINGTON, MALIN, OREGON 97632.

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 said deed of trust, or, if such action has been instituted, such action has been dismissed.

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:

6 Payments of \$318.00 from 04/14/96	1,908.00
ACCRUED INTEREST OWING	142.00
DEL. R.E. TAXES + P&I (EST.)	158.48
SUB-TOTAL OF AMOUNTS IN ARREARS:	2,208.48

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to wit:  
Principal \$ 35,586.05 , together with interest as provided in the note or other instrument  
secured from the 14TH day of MARCH , 1996 and such other costs and fees as  
are due under the note or other instrument secured, and as are provided by statute.

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 Oregon Revised Statutes Sections 86.705 to 86.795, 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 reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 A.M., Standard  
Time as established by Section 187.110 of Oregon Revised Statutes on FEBRUARY 7, 1997  
at the following place: MAIN ST. ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALLS

County of KLAMATH, State of Oregon.

Other than as shown of record, neither the said beneficiary or 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

## NATURE OF RIGHT, LIEN OR INTEREST

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.

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 deed of trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: September 17, 1996

David A. Kubat, OSBA# 84265  
(Successor Trustee)

By: [Signature]

DIRECT INQUIRIES TO:  
T.D. SERVICE COMPANY  
FORECLOSURE DEPARTMENT  
(206) 820-8000

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me David A. Kubat  
to me known to be the individual described in and who executed the within and foregoing instrument, and  
acknowledged that He signed the same as his free and voluntary act and deed, for  
the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th September 1996  
[Signature] Carrie L. Rambert  
Notary Public in and for the State of  
Washington, residing at Bothell  
My commission expires: 5/19/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day  
of Sept. A.D., 19 96 at 3:46 o'clock P. M., and duly recorded in Vol. M96  
of Mortgages on Page 30290

FEE \$15.00

Bernetha G. Letsch  
By [Signature] County Clerk