

97 MAR 18 P126

After recording, return to:  
William M. Ganong  
514 Walnut Avenue  
Klamath Falls OR 97601

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Pursuant to ORS 86.705-795, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

A. Grantor: Alicia G. Mannix aka Alicja G. Mannix

B. Trustee: William Ganong

C. Beneficiary: Donald R. Crane  
(Note: the beneficial interest in this Trust Deed has been assigned to WJMW Properties, an Oregon partnership)

2. The legal description of the property covered by the subject Trust Deed is:

Lot 11 in Block 11 of Tract 1143, Resubdivision of a portion of Blocks 11, 12, 13, and 14, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M91      Page: 10644      Date Recorded: June 6, 1991

4. The default for which the foreclosure is made is the Grantor's failure to pay the sum of \$2,500, plus interest at nine percent (9%) from March 23, 1992 until paid.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$2,500, plus interest at nine percent (9%) from March 23, 1992 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 1<sup>st</sup> day of August, 1997, at the front steps of 514 Walnut Avenue, Klamath Falls, Oregon.



8. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 14<sup>th</sup> day of March, 1997.

William M. Ganong  
William M. Ganong

STATE OF OREGON )  
 ) ss  
County of Klamath )

Personally appeared this 14<sup>th</sup> day of March, 1997, the above named William M. Ganong, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



Wendy Young  
Notary Public for Oregon  
My commission expires: 8-31-99

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STATE OF OREGON : COUNTY OF KLAMATH ss.

Filed for record at request of William M. Ganong the 18th day  
of March A.D. 19 97 at 1:26 o'clock P. M., and duly recorded in Vol. M97  
of Mortgages on Page 7937

FEE \$15.00

Bernetha G. Letsch, County Clerk  
by Bethann Ross