

97 MAR 20 P2:23

After recording return to:  
James H. Jordan, Esq.  
P. O. Box 983, Albany, OR 97321

**TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL**

Loan No.: 12-63

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby.

**A. PARTIES IN THE TRUST DEED:**

GRANTOR: Joyce C. Claridge aka Joyce Carlene Claridge  
TRUSTEE: James H. Jordan, Attorney at Law  
BENEFICIARY: Lewis Hanson and Company, Inc., Trustee for Claridge Loan

**B. DESCRIPTION OF PROPERTY:****PARCEL 1:**

Lots 38 through 43 inclusive of CREGAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Lots 45, 46, 47, 50, 51, 86 and 87 of CREGAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**C. TRUST DEED INFORMATION:**

DATE: December 28, 1995  
RECORDING DATE: December 29, 1995  
RECORDING NUMBER: Book M95, Page 35541  
RECORDING PLACE: Official records of the County of Klamath  
STATE OF OREGON

**D. DEFAULT: The Grantor is in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay:****1. Monthly Payments:**

Monthly installments and late charges from February 1, 1997, and all subsequent installments and late charges,

**TOTAL DELINQUENT PAYMENTS AND LATE CHARGES \$3,102.00**

**E. AMOUNT DUE: The Beneficiary has declared all sums owing on the obligation and Trust deed immediately due and payable, in the following sums:**

**Principal Balance: \$94,355.96**

In addition to principal, interest as provided in the Note is

payable from January 10, 1997.

F. **ELECTION TO SELL:** NOTICE HEREBY IS GIVEN that the Beneficiary and Trustee, by reason of described default have elected and do hereby elect to foreclose the Trust Deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.750 et seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the described property which the Debtor had, or had the power to convey, at the time of the execution of the Trust Deed together with any interest the Debtor or successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed together with the expenses of the sale, including the compensation of the Trustee as provided by law, and the reasonable fees of Trustee's Attorney.

G. **TIME AND PLACE OF SALE:**

TIME: 10:00 a.m., Thursday, August 14, 1997  
PLACE: AT THE FRONT DOOR OF AMERITITLE  
222 South Sixth, Klamath Falls, Oregon 97601

H. **RIGHT TO REINSTATE:** NOTICE IS FURTHER GIVEN that at any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 those sums or tendering the performance necessary to cure the default, by paying all costs and expenses to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustee's fees and Attorney's fees.

Dated: March 19<sup>th</sup>, 1997

James H. Jordan, Trustee

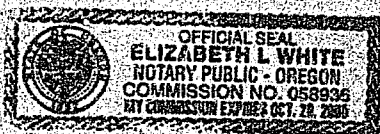
STATE OF OREGON, County of Linn) ss.

Date:

Personally appeared the above named James H. Jordan and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

*Elizabeth L. White*  
Notary Public for Oregon



Page 2 TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
[4:law/1263 (ns) dms/11/03-19-97]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Jordan the 20th day  
of March A.D. 19 97 at 2:23 o'clock P. M., and duly recorded in Vol. M97  
of Mortgages on Page 8263

FEE \$15.00

Bernetha G. Letsch, County Clerk

by

*Kathleen Rose*