

MTC 42363
NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Thomas Anthony Blaetler, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Jackson County Federal Bank, a federal savings bank, as beneficiary, dated February 4, 1993, recorded February 9, 1993, in the mortgage records of Klamath County, Oregon, in Volume No. M93, Page 2913, covering the following described real property situated in the above-mentioned county and state, to-wit:

LOT 7, BLOCK 14, NORTH KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
CODE 001, ACCT. #3809-029BB-5806 KEY NO. 184810

Commonly known as 121 Lowell Street, Klamath Falls, OR 97601.

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 trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by the trust deed, or by the 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:

One monthly installment of \$399.07 due April 1, 1997, and four monthly installments of \$412.50 beginning May 1, 1997 through the present, together with monthly late charges.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

Principal balance of \$40,557.33, together with interest owing thereon from March 1997, until paid, plus late charges, trustee's fees, attorney's fees, costs of foreclosure, and any sums advanced by the beneficiary pursuant to the terms of the Trust Deed.

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

RE: TRUST DEED FROM
Thomas Anthony Blaetler, Grantor

TO

Mountain Title Company of
Klamath County, Trustee

AFTER RECORDING RETURN TO (NAME, ADDRESS, ZIP):
Alex I. Pouit, Successor Trustee
1211 S.W. 5th Ave., Suite 1700
Portland, OR 97204

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

SS.

County of _____

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

