

K-52274

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

NOTICE OF DEFAULT AND ELECTION TO SELL

Dale A. Black and Dixie L. Thorsted, Grantors
Paul J. Rask, Successor Trustee, Grantee
William A. Cramer, Beneficiary

First American Title

on this 11th day of May A.D., 1998
at 2:41 o'clock P. M. and duly recorded
in Vol. M98 of Mortgages Page 15961

Bernetha G. Letsch, County Clerk

AFTER RECORDING RETURN TO:

Paul J. Rask, Attorney at Law
4610 SE Belmont Street, Suite 10G
Portland, Oregon 97215By Kathleen Ross

Fee, \$10.00

Deputy

NOTICE OF DEFAULT AND ELECTION TO SELL

PAUL J. RASK, Successor Trustee, now gives notice that he shall foreclose the Trust Deed covering the described property; he shall sell the property in the manner provided by ORS 86.740 to 86.755. He certifies that:

1. He is Successor to AMVESCO Inc., dba Western Pioneer Title Company of Lane County, Trustee of the Trust Deed made by Dale A. Black and Dixie L. Thorsted (Grantor) to AMVESCO Inc., dba Western Pioneer Title Company of Lane County (Trustee) in favor of William A. Cramer (Beneficiary).

2. Property covered by the Trust Deed is:

Parcel 1: The W1/2 SW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: The W 1/2 NW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING the Northerly 264.18 feet.

3. The Trust Deed is dated February 6, 1996, was recorded February 12, 1996 in Volume/Page M96/4025, Records of Klamath County, Oregon.
4. The default for which foreclosure is made is failure to pay the note when it became due on February 1, 1998, the principal sum is \$27,000.00, plus unpaid accrued interest, late charges and attorney fees.
5. The amount owing on the obligation secured by the Trust Deed is \$27,000.00 plus unpaid accrued interest, late charges and attorney fees totaling \$29,957.58 as of April 14, 1998. No action prohibited by ORS 86.735 has been instituted to recover any part of this debt.
6. **THE PROPERTY DESCRIBED IN THIS NOTICE SHALL BE SOLD AT PUBLIC SALE TO SATISFY THIS OBLIGATION.** It will be sold to the highest bidder for cash.
7. Sale will be held on Friday, September 25, 1998 at 1:30 p.m. on the front steps of the Klamath County Courthouse, 317 South 7th Street, Klamath Falls, Oregon.
8. Grantor, Grantor's successor in interest to all or any part of the trust property, any person having a subordinate lien or encumbrance of record or anyone described in ORS 86.753 may cure the default at any time prior to five days before the date last set for the sale by paying the entire amount due at the time of the cure, that is by paying the amount of principal due, \$29,957.58, plus accrued interest, other late charges from April 14, 1998 until the time of the cure, plus paying all costs and expenses incurred including the trustee's and attorney's fees pursuant to ORS 86.753.

FEDERAL LAW requires disclosure that this notice is an attempt to collect a debt and that any information obtained thereby will be used for that purpose.

DATED May 7th, 1998.

PAUL J. RASK, Successor Trustee

STATE OF OREGON)

) ss.

County of Multnomah)

This instrument was acknowledged before me by PAUL J. RASK,
Successor Trustee, this 7th day of May, 1998.

Becky Lee Thomas
Notary Public for Oregon
Commission expires: 5/8/98

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