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Vol. 1798 Page 18618

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Peter S. Dumaliang and Mira B. Dumaliang as tenants by the entirety, as grantor, to Mountain Title Company of Klamath County, Oregon, as trustee, in favor of Glenn E. Spuller and Margaret H. Spuller, as beneficiary, dated September 6, 1988, recorded November 25, 1988, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. 188, at page 19976, or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 14 in Block 40 of TRACT 1184-OREGON SHORES, UNIT 2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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: All monthly installments falling due on or after March 15, 1991, and all real property taxes falling due for the years 1993 through 1997, said monthly amounts being \$168.21 each installment.

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: \$12570.16 and interest thereon at 9.5% per annum from April 9, 1991, and real property taxes and tax foreclosure costs of \$866.95 with interest thereon as determined by the Klamath County Tax Collector.

— OVER —

NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Trust Deed from
Peter S. Dumaliang and
Mira B. Dumaliang as tenants
by the entirety

Grantor

TO
Mountain Title Company
of Klamath County, Oregon

Trustee

After recording return to (Name, Address, Zip):
Donald R. Crane, Attorney
P.O. Box 5261 303 Pine St.
Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

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

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Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the 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.

The sale will be held at the hour of 10:00 o'clock, a. M., in accord with the standard of time established by ORS 187.110 on October 23, 1998, at the following place: Law office of Donald R. Crane, 303 Pine Street, Suite 201 in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, neither the beneficiary nor the 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

NONE

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for 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 the 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 ORS 86.753.

In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED June 2, 19 98

Donald R. Crane, Trustee

Trustee

Beneficiary

(state which)

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 2, 19 98,by Donald R. Crane

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



OFFICIAL SEAL
KRISTIN A. BIENZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 059321
MY COMMISSION EXPIRES NOV. 15, 2000

Kristin A. Bienz
Notary Public for Oregon
My commission expires 11/15/2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald R. Crane the 2nd day
of June A.D., 19 98 at 11:48 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 18618

FEE \$15.00

By Bernetha G. Letsch, County Clerk