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ATC 01047999 vol. M98 Page 26207

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Berniece I. Awmiller, an unmarried woman

_____, as grantor, to
First American Title Insurance Company of Oregon, as trustee,
 in favor of Directors Mortgage Loan Corporation, as beneficiary,
 dated November 8, 1994, recorded December 2, 1994, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M94 at page 36785
~~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 21, Block 17, HILLSIDE ADDITION, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County.

Commonly known as: 2043 Del Moro Street, Klamath Falls, OR 97601

The beneficial interest in said trust deed was subsequently assigned to National City
 Mortgage Co. by instrument recorded December 28, 1995, in Volume M95 at page 35470.

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:

SEE EXHIBIT A, PARAGRAPH I.

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:

SEE EXHIBIT A, PARAGRAPH II.

— OVER —

NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Trust Deed from

Berniece I. Awmiller

Grantor

TO

First American Title Insurance
Company of Oregon

Trustee

After recording return to (Name, Address, Zip):

Beverly S. Thomas
1100 SW Sixth, Suite 1600
Portland, OR 97204

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/instru-
 ment/microfilm/reception No. _____,
 Record of Mortgages of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____, Deputy

26208

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 one o'clock, P.M., in accord with the standard of time established by ORS 187.110 on December 2, 1998, at the following place: front entrance of Aspen
Title and Escrow, 525 Main Street 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

JAN 14 1999

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.

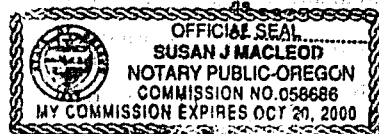
DATED July 15, 1998

Don G. Carter, Successor Trustee

Trustee

Beneficiary

(state which)

STATE OF OREGON, County of MultnomahThis instrument was acknowledged before me on July 15, 1998,
by Don G. CarterThis instrument was acknowledged before me on _____, 19____,
by _____

Susan J. MacLeod
 Notary Public for Oregon
 My commission expires 10-20-2000

EXHIBIT A

I
Monthly principal and interest installments of \$437.71 each from March 1, 1998, until paid; monthly escrow installments of \$109.95 each from March 1, 1998, until paid; accrued late charges in the amount of \$240.79, plus monthly late charges of \$21.89 each beginning with the June 1, 1998, payment, until paid; escrow advances in the amount of \$684.51; delinquent property taxes, if any; cost of foreclosure report; attorney's fees, trustee's fees, together with any other sums due or that may become due under the Note or by reason of this foreclosure and any further advances made by Beneficiary as allowed by the Note and Deed of Trust.

II

The principal sum of \$53,040.72 with interest on the principal balance at the rate of 9.0 percent per annum, from February 1, 1998; accrued late charges in the amount of \$240.79, plus monthly late charges of \$21.89 each beginning with the June 1, 1998 payment, until paid; escrow advances in the amount of \$684.51; prepayment premium, if applicable; cost of foreclosure report; attorney's fees, trustee's fees, together with any other sums due or that may become due under the Note or by reason of this foreclosure and any further advances made by Beneficiary as allowed by the Note and Deed of Trust.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of July A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 26208.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed