

67800

'98 OCT 13 AM 1:44

After recording return to:

ROUTH CRABTREE & FENNELL

Attn: Vonnie Nave

PO Box 4143

Bellevue, WA 98009-4143

MTC 45947

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Robert C. Sheridan and Barbara J. Kaylor-Sheridan, husband and wife, as grantors, to Aspen Title and Escrow, as trustee, in favor of Norwest Mortgage, Inc., as beneficiary, dated 8/21/97, recorded 8/26/97, in the mortgage records of Klamath County, Oregon, in Vol. M97, Page 27905, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED

PROPERTY ADDRESS: 1851 Old Fort Road
Klamath Falls, OR 97601

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their 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 grantors' failure to pay when due the following sums: monthly payments of \$1,376.09 beginning 5/1/98; monthly payments of \$1349.93 beginning 9/1/98; plus late charges of \$61.73 each month beginning 5/16/98; plus prior accrued late charges of \$0.00; plus advances of \$17.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$169,413.53 with interest thereon at the rate of 7.875 percent per annum beginning 4/1/98; plus late charges of \$61.73 each month beginning 5/16/98 until paid; plus prior accrued late charges of \$0.00; plus advances of \$17.50; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from

Sheridan, Robert C. and Kaylor-Sheridan, Barbara J.
Grantor

to

DAVID E. FENNELL,
Trustee

File No. 7023.20742

For Additional Information:

Vonnie Nave

ROUTH CRABTREE & FENNELL

PO Box 4143

Bellevue, WA 98009-4143

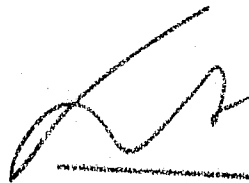
(425) 586-1900

Notice is hereby given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.703 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 grantor executed the trust deed, together with any interest the grantor or grantor's successors 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 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 2/12/99, at the following place: inside the 2nd floor lobby of the Klamath County Courthouse, 317 South 7th 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.

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 every other default complained of herein by tendering the performance required under the obligation or trust deed, in addition to paying said 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 said 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.



David E. Fennell - Trustee

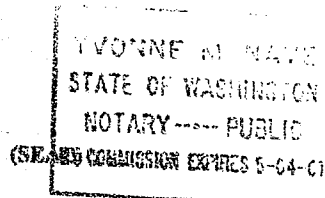
STATE OF WASHINGTON)

COUNTY OF KING) ss.

This instrument was acknowledged before me on 10/9, 98, by
David E. Fennell, as Trustee.

Yvonne M. Nave
Notary Public for Washington

My commission expires: 3/99



THIS IS AN ATTEMPT TO COLLECT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

A tract of real property in the W 1/2 of the SE 1/4 of Section 22, Township 18 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point marked with a one-half inch steel rod, on the Easterly right of way boundary of Old Fort Road, this date existing, which point bears North 32.72 feet and East 287.01 feet from the South one-sixteenth corner of Section 22, Township 18 South, Range 9 East of the Willamette Meridian; thence along said Easterly right of way boundary of Old Fort Road, North 50 degrees 34' East, 96.88 feet and North 23 degrees 00' East, 329.12 feet to a one-half inch iron pipe; thence leaving said right of way boundary, at right angles, bearing South 67 degrees 00' East, 676.63 feet to a one-half inch iron pipe; thence South 18 degrees 09' West, 316.12 feet to a one-half inch iron pipe; thence North 67 degrees 05' West, 735.41 feet to a one-half inch iron pipe on existing fence line; thence continuing North 67 degrees 00' West, 12.78 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of October A.D., 19 98 at 11:44 o'clock A. M. and duly recorded in Vol. M98
of Mortgages on Page 37509

FEE \$20.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross