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After recording, return to:  
UMPQUA TITLE & ESCROW SERVICES  
505 S.E. Main Street  
Roseburg, Oregon 97470

### NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by TERRY ALAN POCH and ANNE M. POCH as grantor, to UMPQUA TITLE & ESCROW SERVICES as trustee, in favor CHARLES BECHERER and MARY BECHERER as beneficiary, dated June 27, 1997 and recorded July 2, 1997, in Volume #97 at Page 20663, as Instrument No. 40409 records of Klamath County, Oregon, covering the following described real property situated in said county and state:

Lot 4, Block 5 of WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH A 1991 BROOKSHIRE MOBILE HOME, VEHICLE I.D.  
# ORFLL48AB11889BS, X210138

COMMONLY KNOWN AS: 1037 Wagon Trail Ranch Road  
Lapine, OR 97739

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 deed records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by said trust deed, or, if such action has been instituted, such action has been dismissed.

There is a default by the grantor or other person owing an obligation, 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 provisions; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$418.07, due for October 1993, through present, plus late charges.  
delinquent property taxes and advances by beneficiary,  
if any. ALSO failure to provide and maintain insurance  
as required by the above referenced trust deed.

By reason of default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being \$26,670.42, plus interest, accrued late charges and advances.

Order No. 39701  
Notice of Default  
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Notice is hereby given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described property which the grantor had, or had the power to convey, at the time of execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said 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.

Sale will be held at the hour of 1:00 o'clock P.M., Pacific Time as established by Section 187.110 of Oregon Revised Statutes on July 20, 1999, at the front entrance to the county building, located at 403 Pine Street, in the City of Klamath, County of Klamath and State of Oregon, which is the hour, date and place fixed by the trustee for said 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.

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 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 Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and neuter, 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.

DATED this 11th day of February, 1999.

UMPQUA TITLE & ESCROW SERVICES, INC., Trustee

By Barbara L. Thomas  
Barbara L. Thomas, Vice President

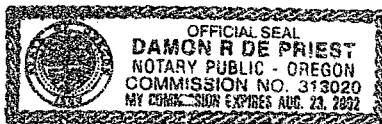
STATE OF OREGON )  
County of Douglas ) ss.

Personally appeared Barbara L. Thomas, Vice-President of Umpqua Title & Escrow Services, who acknowledged said instrument.

Before me:

D. R. J. P. R.  
Notary Public for Oregon

BLT:drd



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of February A.D., 1999 at 10:46 o'clock A. M., and duly recorded in Vol M99  
of Mortgages on Page 5257

FEE \$20.00

Linda Smith, County Clerk

by Kathleen R. Rasmussen