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'99 APR -9 P3:21

Vol 1199 Page 12793

PAUL S. COSGROVE, SUCCESSOR TRUSTEE, HEREBY GIVES NOTICE OF DEFAULT AND ELECTION TO SELL:

Reference is made to that certain trust deed made by Grover Charles Clark, Jr., as grantor, to Amerititle as trustee, in favor of Associates Financial Services Company of Oregon, Inc., as beneficiary, dated January 10, 1997 recorded January 13, 1997 in the mortgage records of Klamath County, Oregon, in Book M-97 at Page 1058, Recorder's Fee No. 31262, covering the following described real property situated in the above-mentioned county and state, to-wit:

See Attached Exhibit 'A'

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:

Monthly payments for November through March 1999, in the amount of \$1,990.00, plus portion of real estate taxes now due and owing for 1998-99.

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:

As of November 12, 1998 the principal sum of \$32,135.35 plus interest thereafter, plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

NOTICE OF DEFAULT AND ELECTION TO SELL		STATE OF OREGON,)	
RE: Trust Deed from		County of) ss.	
Grover C. Clark, Jr.		I certify that the within instrument was	
Grantor		received for record on _____, 19____, at	
To		____ o'clock ____ M., and recorded in	
Amerititle		book/reel/volume No. _____ on page	
Trustee		_____ or as	
AFTER RECORDING RETURN TO		fee/file/instrument/microfilm/reception No	
Paul S. Cosgrove		_____, Record of Mortgages of said County.	
Lindsay, Hart, Neil & Weigler LLP		Witness my hand and seal of County affixed.	
1300 SW Fifth, Suite 3400		NAME _____ TITLE _____	
Portland, OR 97201		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 1:30 p.m. in accord with the standard of time established by ORS 187.110 on August 16, 1999, at the following place: at the center entrance to the Post Office Building also known as the Federal Building, 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.

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:

<u>NAME AND LAST KNOWN ADDRESS</u>	<u>NATURE OF RIGHT, LIEN OR INTEREST</u>
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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: April 7, 1999

Paul S. Cosgrove
Paul S. Cosgrove, Successor Trustee

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on April 7, 1999.
By Paul S. Cosgrove.

Laura L. Henderson
Notary Public for Oregon

My commission expires

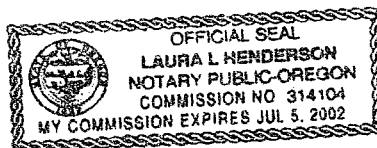


Exhibit 'A'

Beginning on the point of the Southerly line of Laverne Avenue 180 feet Westerly from the intersection of said line with the Westerly right of way line of the Great Northern Railway; thence running Westerly along the Southerly line to Laverne Avenue 60 feet; then Southerly at right angles to Laverne Avenue 200 feet; thence Easterly parallel to Laverne Avenue 60 feet; thence Northerly 200 feet to the place of beginning, being a portion of TRACT 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
 of April A.D., 1999 at 3:21 o'clock P. M., and duly recorded in Vol. M99
 of Mortgages on Page 12793

Linda Smith, County Clerk

FEE \$20.00

by Kathleen Ross