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Vol. M00 Page 43666

# NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from

Alexander Somogyi

To

Grantor

First American Title Company  
of Oregon (Neal G. Buchanan,  
Attorney, as Successor Trustee

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

Neal G. Buchanan  
435 Oak Ave.  
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 \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

Reference is made to that certain trust deed made by Alexander Somogyi

First American Title Company of Oregon \*\*, as grantor, to  
in favor of Saddle Mountain Cattle Company Pension Plan, as trustee,  
dated September 29, 1999, recorded on October 5, 1999, in the Records of  
Klamath County, Oregon, in book/reel/volume No. M99 at page 39630, and/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:

Lots 3 and 4 in Block 50, of the Supplemental Plat of Buena Vista to  
the City of Klamath Falls, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon

\*\*By Appointment of Successor Trustee recorded in Vol. M00, Page 22979  
Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appoint-  
ments of a successor trustee have been made, except as recorded in the Records of the county or counties in which the above-  
described real property is situated. Further, 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 grantor or other person owing an obligation, 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: a) interest only payments  
in the sum of \$762.50 (plus collection fees) due for the month of April,  
1999 and each month thereafter; b) failure to pay the real property taxes  
before any part of such taxes become past due or delinquent; c) failure to  
maintain insurance on the premises

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: a) principal balance in the sum of  
\$61,000. together with interest on said sum at the rate of 15% per annum  
from March 31, 2000; plus accrued interest through said date in the sum of  
\$12.51; b) reimbursement to the beneficiary for the cost of maintaining  
insurance coverage on the premises; c) all costs and expenses of advertisement  
and sale foreclosure proceeding, including evidence of title and the  
beneficiary's or trustee's attorney's fees

(OVER)



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 grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest 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 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110 on April 23, 2001, at the following place: the law office of Neal G. Buchanan, 435 Oak Avenue 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 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
Estate of Alexander Somogyi William Sisemore, Personal Representative 803 Main St., Suite 201 Klamath Falls, OR 97601	Grantor, Fee Interest Holder and Party in Possession
Household Finance Corporation II c/o C T Corporation System, Registered Agent 601 SW Second Ave., Ste. 2050 Portland, Oregon 97204	Beneficiary Trust Deed recorded Vol. M99, Page 47869

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 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 December 4, 2000

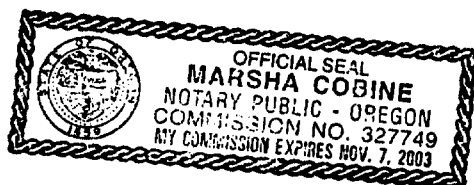
Neal G. Buchanan  
NEAL G. BUCHANAN

Successor ☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 4, 2000,  
by Neal G. Buchanan

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_



Marsha Cobine  
Notary Public for Oregon  
My commission expires 11-7-03

State of Oregon, County of Klamath  
Recorded 12/05/00, at 11:45a. m.  
In Vol. M00 Page 3666  
Linda Smith,  
County Clerk Fee \$ 26.00