

42709

Vol. ^m78 Page 2243

NOTICE OF DEFAULT AND ELECTION TO SELL

.....DANIEL J. McKEIGHAN and BONNIE JEAN McKEIGHAN, husband and wife, as grantor,
made, executed and delivered to WILLIAM L. SISEMORE, as trustee,
to secure the performance of certain obligations including the payment of the principal sum of \$ 9,000.00,
in favor of VIRGINIA HAMMER, as beneficiary,
that certain trust deed dated July 20, 1977, and recorded July 20, 1977,
in book M 77, at page 12850, of the mortgage records of Klamath, County, Oregon, or
as file number, reel number, (indicate which), covering the following described real
property situated in said county:

Lot 24 in Block 1, BRYANT TRACTS, Klamath County, Oregon.

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 situate and that the beneficiary is the owner and holder of the obligations, the performance of which is secured by said trust deed; further, that no action, suit or proceeding has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action or proceeding has been instituted, such action or proceeding has been dismissed.

There is a default by the grantor owing the obligations, the performance of which is secured by said trust deed, with respect to provisions therein which authorize sale in the event of default of such provision, in that the grantor has failed to pay, when due, the following sums thereon:

\$ 190.79	due October 20, 1977
190.79	due November 20, 1977
190.79	due December 20, 1977
190.79	due January 20, 1978

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due, owing and payable, said sums being the following, to-wit:

Principal balance of \$8,638.79, plus interest at the rate of 9.9% from January 12, 1978.
(Said balance reflects the rent collected by beneficiary and applied to loan.)

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does 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 the interest in the said described property which the grantor had, or had the power to convey, at the time of the 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 a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on June 14, 1978, at the following place: Room 204, 540 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

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Other than as shown of record, neither the said beneficiary nor the said 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
Cecil R. Benson 1852 Summers Lane Klamath Falls, Oregon 97601	Tenant in Possession
Linda Benson 1852 Summers Lane Klamath Falls, Oregon 97601	Tenant in Possession

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

DATED: February 3, 1978
Trustee *William L. Sisemore* (State which)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)
STEVENSON'S LAW PUB. CO., PORTLAND, ORE.

RE TRUST DEED

Grantor
TO
Trustee

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 7th day of February, 1978, at 2:14 o'clock P.M., and recorded in book N78 on page 4709 or as file number.
Witness my hand and seal of County affixed.
Wm. D. Milne
County Clerk
By *Bonethad* Deputy
Fee \$6.00

AFTER RECORDING RETURN TO
William L. Sisemore
540 Main
Klamath Falls
Ore.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,
County of Klamath } ss.
February 3, 1978
Personally appeared the above named
William L. Sisemore
and acknowledged the foregoing instrument to be
his voluntary act and deed.

Before me:
Conor M. Fahey
Notary Public for Oregon
My commission expires: 2-5-81

STATE OF OREGON, County of _____) ss.
_____, 19____
Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____
a corporation, and that the seal affixed to the
foregoing instrument is the corporate seal of said corporation and that said
instrument was signed and sealed in behalf of said corporation by authority
of its board of directors; and each of them acknowledged said instrument
to be its voluntary act and deed.
Before me:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)