62036 9Page Mr. comparishing subm NOTICE OF DEFAULT AND ELECTION TO SELL

BUD ROBERTS

made; executed and delivered to WILLIAM L. SISEMORE as grantor to secure the performance of certain obligations including the payment of the principal sum of \$.6,000.00 trustee, in favor of AUDIE JOLLIFF or VADIE JOLLIFF in favor of AUDIE JOLLIFF or VADIE JOLLIFF and content of the second sec as beneficiary in book Mi 77. Wat page 23345 of the mortgage records of Klamath County, Oregon, or as file number 239833 rs , xeelynumcer

(indicate which), covering the following described real property situated in said county:"" February 1 19 79 Gerson and and an

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which said Trust Deed was assigned by Beneficiarysto Certified Mortgage Co., Inc. by instrument recorded January 23, 1979, in Book Me79 at page 1906, Mortgage Records of Klamat 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, it 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:

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closure mentioned below is made. I be moniquor then be grapped up denoted before the transmission and a state of foreclasure proceeding dispussed and the must died reactivicably extrained of 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:

> \$5,677.78 plus interest at the rate of 10% per annum from September 20, 1978.

TNotice hereby is given that the undersigned, by reason of said default, has elected and he hereby does elect to loreolose 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 tees of trustee's attorneys.

service of or open bonds the bachesis exception of 11:00....o'clock, S. M., Standard, Time, as established by Section Said sale, will be held at the bour of 11:00....o'clock, S. M., Standard, Time, as established by Section 20... 187.110 of Oregon Revised Statutes on June, 12., 19, 79, at the following place: Room, 204, 540 Main Street 1.111.111.1.1. an tho and Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

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Notars Public Unit of Commission	ic for Oregon ion expires: 2-5-812 Quarter Vite Note	s its voluntary act and deed. Beloro me: (ry)Public for Oregon 2111 commission expires:	in behall of said corporation and that said ach of them acknowledged said instrument (OFFICIAL SEAL)	

Exhibit A

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The following described real property is situated in Klamath County, Oregon, being more particuarly described as follows:

From the NW corner of the NW4 of the SW4, Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Easterly along North line of said NW4 of SW4 330 feet to the point of beginning; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Easterly and parallel with North line of NW4 of SW4, 198 feet to an iron pin; thence North and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Worth and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly 198 feet to the point of beginning.

Parcel 2:

A portion of the NN4 SN4 of Sec. 27, Township 35 S. R. 7 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter common to Sections 27 and 28, said Township and Range; Thence East, parallel with the South line of said NW_4 SW_4 , a distance of 330.0 feet; thence South parallel with the West line of said Sec. 27, a distance of 132.0 feet; thence West, parallel with the South line of said NW_4 SW_4 , a distance of 330.0 feet to the West line of said Sec. 27; thence North, along said West line, a distance of 132.0 feet to the point of beginning.

Note: It is further stipulated by Lester Tolman and Roberta Tolman that they have agreed with James E. Rogers and Cora Rogers, from whom they purchased said property that the said & corner of Sec. 27, Township S. R. and 7 E. W. M. is the corner surveyed and found by Lyle Smith, Registered surveyor of Oregon, No. 290, this survey is on record in Klamath County, Oregon, this & corner is further agreed on by Lester Tolman and Roberta Tolman. husband and wife and Joe Dumore and Norine Dumore, husband and wife.

JEATE OF O	REGON; COUNTY OF	KLAMATH; 🕰 👌	
Filed for reco	rd at request of <u>W</u>	<u>illiam L. Sisemore</u>	
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