

SK

78053

Vol. 1779 Page 28640

NOTICE OF DEFAULT AND ELECTION TO SELL

WILLIAM E. CHILCOTE
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 \$ 5,000.00, as trustee,
in favor of TOWN & COUNTRY MORTGAGE & INVESTMENT CO., INC., as beneficiary,
that certain trust deed dated September 20, 1978, and recorded September 22, 1978,
in book M-78 at page 21010, 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: (The beneficiary's interest was assigned to Melvin W. Ostrum
and Edna M. Ostrum, husband and wife, by instrument recorded Nov. 13, 1978, in Vol. M-78
page 25492):

Lot 1 of Block 1, Tract 1083 - Cedar Trails, according to the official
plat thereof on file in the office of the County Clerk of 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:

\$45.83 due August 20, 1979
45.83 due September 20, 1979
45.83 due October 20, 1979
45.83 due November 20, 1979

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the fore-
closure 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:

\$5,000.00 plus interest from July 20, 1979, at the rate of 11%
per annum.

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 10:15 o'clock, A.M., Standard Time, as established by Section
187.110 of Oregon Revised Statutes on April 24, 1979, 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.

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
James P. Furar 5421 Gatewood Klamath Falls, Oregon 97601	Present Owner of Parcel 1.
Sheryle J. Furar 5421 Gatewood Klamath Falls, Oregon 97601	Present Owner of Parcel 2.

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: December 12, 1979

(If executed by a corporation,
affix corporate seal)

Trustee

Beneficiary

(Signature)

(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.
December 12, 1979
Personally appeared the above named
William L. Sisemore
and acknowledged the foregoing instrument to be
his voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 2-5-81

STATE OF OREGON, County of) ss.
December 12, 1979

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 author-
ity 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)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NEER LAW PUB. CO., PORTLAND, ORE.

RE TRUST DEED

Grantor
TO
Trustee

SPACE RESERVED
FOR
RECORDER'S USE

WILLIAM L. SISEMORE
Attorney at Law
511 Main Street
Klamath Falls, OR 97601

STATE OF OREGON) ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of December, 1979,
at 4:06 o'clock P.M., and recorded
in book M79 on page 28640 or as
file/reel number 73053

Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer.

By Pamela Shetch Deputy.

Fee \$7.00