

SK

NOTICE OF DEFAULT AND ELECTION TO SELL

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ED L. HOWELL, 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 \$8,000.00
in favor of C. JOHN GREEN, as beneficiary,
that certain trust deed dated January 17, 1979, and recorded January 18, 1979,
in book M-79 at page 1561, 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: (beneficial interest assigned by instrument recorded April 23,
1979, in Vol. M79, page 9149, to Paul H. Tremaine et ux.; and further assigned by instru-
ment recorded April 18, 1980, in Vol. M80, page 7270, to Certified Mortgage Company)

The Southerly 30 feet of the Northerly 60 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, lying West of the Keno-
Worden Road, and the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPTING THEREFROM the Northerly 30 feet, in Section
21, Township 40 South, Range 8 East of the Willamette Meridian, in 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:

\$ 66.67	December 17, 1979
66.67	January 17, 1980
66.67	February 17, 1980
66.67	March 17, 1980
66.67	April 17, 1980

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:

\$8,000.00, plus interest from November 17, 1979, plus
late charges.

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 September 2, 1980, 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

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: April 29, 1980

William L. Sisemore
Trustee Beneficiary (State which)

(If executed by a corporation,
affix corporate seal)

NOTICE OF DEFAULT AND
ELECTION TO SELL

(FORM No. 884)

STEVENESS 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 29th day of April, 1980, at 3:55 o'clock P.M., and recorded in book M80 on page 7982 or as file number 83787.

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

Wm. D. Milne

County Clerk Title
By Diana M. Folsch Deputy

Fee \$7.00

AFTER RECORDING RETURN TO

William L. Sisemore

540 main st

Klamath Falls

Oregon

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

(ORS 93.490)

STATE OF OREGON,

County of Klamath

April 29, 1980

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.

Personally appeared and

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)