86471

NOTICE OF DEFAULT AND ELECTION TO SELL

M Vol. gi Pagə **12385**

Provincial sector

JOHN R, MCBRIDE and JOYCE MCBRIDE, husband and wife as	grantor,
JOHN R. MCBRIDE and JOYCE MCBRIDE, MUSDand and WITE as made, executed and delivered to WILLIAM L. SISEMORE as the principal sum of \$.9,000.	trustee,
made; executed and delivered to	diainst
to secure the performance of certain obligations including the payment of the philicipal sum of the philicipal	enciary,
as file number 111111111111111111111111111111111111	ibed real
as file number	
the first of the state of the s	
property situated in said county.	-

TLareth ronsp. o. " TATLE OF CHECKThe Easterly 100 feet of Lots 8, 9 and 10 and the Westerly 10 feet of Lots 1 and 2, Block 5 in the Town of Bonanza, according the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

NUOM 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: 3.20 1

	\$129	13 due 1	March 9,	1980
	129	13 due /	April 9.	1980
	129	13 due 1	Mav 9.]	.980
	129	13 due .	June 9.	1980
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closure, mentioned below, is made. The ment we cash be care to a we ded me account of the 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:

\$8,950.82 with interest at 12% per annum from February 5, 1980.

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.

Spid sale will be held at the hour of 10:00	b'clock, A.M., Standard Time, as established by Section Room 204, 540 Main
187.110 of Oregon Revised Statutes on November 12	Clock, A.M., Standard Time, as established by Section 1980, at the following place: Room 204, 540 Main in the City of Klamath Falls, County of
Street Klamath , State of Oregon, which is	the hour, date and place fixed by the trustee for said sale.

21ste et Or feur alucu ette pour dets sul place the said notice of any per-Son 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:

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Notice hereby is given that the unchrisigned, by reason of said default has elected and the to be detailed on the reason to be and default has elected and the to detail the formula of the control of the bighest budget in the provided Statute details of the end of the bighest budget in the provided Statute details of the control of the bighest budget in the provided Statute details of the control of the bighest budget in the provided statement of the survey of the control of the provident of the provident of the control of the bighest budget in the survey of the control of the control of the provident of the provident of the control of the cont

\$3.959.82 vientinte rost all lie per mone from Folgmery (,) ().

ne cand sug balage king and beau its tanend in Section 86.760 of Oregon Revised Statutes has the right to 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 equires, 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: July 3 , 19 80 ... Ranowinicano (State which) Trustee affix conducts seal) [] (if executed by a conduction 29, 13, due Jude). 1992 129.13 due May 9, 1,980 139.13 due April 1500 Title instruŝ n detect by Q. Secondary next in γ ουλερα therein the leaf to pair, succeeding, the bill de **N** 195 - 19 100, 10, 101 seal no 5 ល់ ភេទី anic point i SIGEMORE SELL < 1.5the within Ż **'p**she's e defortit by 196 019 record OF DEFAULT and AFTER RECORDING RETURN said Attorney at Law Street DEED hand Contraction his w 1111011011 E, ELECTION TO No.1944) (No.1944) (No.1944) OREGON for Klamat N 6 чer LAW PUB, CO. no Mortgages o'clock P that ST 13 éo ne 0.1 11 14 Jul Recordson 4.1 my Falle. received LLIAM L. (FORM TRUK 540 Mai ų: number IFW ... 2 9 2 6 - 6 en (certify Witness 10.05638-01-11 affixed ប õ ee\$7.00 STEVENS-NES Klameth 0 0F NOTICE 3355 10 Was County 3rd_{ay} file County Record of Ā 4:45 book. STATE County as M ment . .5 5 Clerk, Klansth Councy, Oregon. TERE of Lots Land 2, 108, 87450 5 14 the Town of Poplart, and the standard beneric and the constant of the standard standard of the standard stand Standard stand STATE OF OREGON SE ETERIA IN) GOOD OF OREGON, County of County of Klamath July <u>J</u> Personally appeared ... , 19 80 Personally appeared the above named each for himself and not one for the other, did say that the former is the William L. Sisemore president and that the latter is the and acknowledged the foregoing instrument to be secretary of, a corporation, and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said y instrument was signed and sealed in behalt 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. This woluntary act and deed. OFFICIAL CONTENT ADD CONTENT SEAL) 1 Notary Public for Oregon (OFFICIAL SEAL) My commission expires: 2-5-81 OF DI V Notary Public for Oregon 2017 12385 My commission expires: ٠. ۲ 86371 15' VIEW WE ENTERING THE LETTE LITE & BATE