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86471

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NOTICE OF DEFAULT AND ELECTION TO SELL

JOHN R. McBRIDE and JOYCE McBRIDE, 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 TOWN & COUNTRY MORTGAGE & INVESTMENT CO., an Oregon corporation as beneficiary,
that certain trust deed dated January 4, 1980, and recorded January 8, 1980,
in book M-80 at page 395, 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 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
to the official plat thereof on file in the office of the County
Clerk, 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:

\$129.13 due March 9, 1980
129.13 due April 9, 1980
129.13 due May 9, 1980
129.13 due June 9, 1980

FILED:

1980 3 19 80

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:

\$8,950.82 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.

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 November 12, 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.

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
[REDACTED]	[REDACTED]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08-29-2006 BY 60322 UCBAW

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: July 3, 1980

Trustee	Beneficiary	(State which)

(If executed by a corporation, affix corporate seal)

<p>NOTICE OF DEFAULT AND ELECTION TO SELL. (FORM No. 84) STEVENSON LAW FIRM, CO., PORTLAND, ORE.</p>	
<p>RE TRUST DEED</p>	
<p>Grantor</p>	<p>Trustee</p>
<p>STATE OF OREGON County of Klamath I certify that the within instrument was received for record on the 3rd day of July, 19 80, at 4:45 o'clock P. M., and recorded in book M80 on page 12385 or as file number 86471 Record of Mortgages of said County. Witness: my hand and seal of County affixed. Wm. D. Milne County Clerk By <i>Benjamin H. Hatch</i> Deputy Fee \$7.00</p>	
<p>AFTER RECORDING RETURN TO</p>	
<p>WILLIAM L. SISEMORE Attorney at Law 540 Main Street Klamath Falls, OR 97601</p>	

NOTARY PUBLIC COMMISSION	
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)	
STATE OF OREGON, County of <u>Klamath</u> , ss.	
July <u>3</u> , 19 <u>80</u> .	
Personally appeared the above named <u>William L. Sisemore</u>	
and acknowledged the foregoing instrument to be his voluntary act and deed.	
Before me:	
(OFFICIAL SEAL)	<u>Glenn M. Talley</u> Notary Public for Oregon My commission expires: <u>2-5-81</u>
STATE OF OREGON, County of <u>Klamath</u> , ss.	
Personally appeared <u>William L. Sisemore</u> and <u>William L. Sisemore</u> 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 <u>William L. Sisemore & Company</u> , a corporation, and that the seal affixed to 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:	
(OFFICIAL SEAL)	<u>Glenn M. Talley</u> Notary Public for Oregon My commission expires: <u>2-5-81</u>