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TRUSTEE'S NOTICE OF SALE

Vol. 78 Page 16083



Reference is made to that certain trust deed made, executed and delivered by ED L. HOWELL,

WILLIAM L. SISEMORE, as grantor, to
obligations in favor of C. JOHN GREEN, as trustee, to secure certain
dated January 17, 1979, recorded January 18, 1979, as beneficiary,
Klamath County, Oregon, in book M-79 at page 1561, ~~XXXXXX~~
~~XXXXXXXXXX~~ (indicate which), covering the following described real property situated in said
county and state, to-wit: (beneficial interest assigned by instrument recorded April 23, 1979,
in Vol. M79, page 9149, to Paul H. Tremaine et ux.; and further assigned by instrument
recorded Apr. 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.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by
said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is
grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing
and delinquent:

\$ 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

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said
trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following,
to-wit:

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

A notice of default and election to sell and to foreclose was duly recorded April 27, 1980, in book
M-80 at page 7982 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the
2nd day of September, 1980, at the hour of 10:00 o'clock, A.M., Standard Time,
as established by Section 187.110, Oregon Revised Statutes, at Room 204, 540 Main Street
in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public
auction to the highest bidder for cash the interest in the said described real property which the grantor had or had
power to convey at the time of the execution by him of the said trust deed, together with any interest which the
grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations
thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further
given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure pro-
ceeding 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 any other person owing an obligation, the performance of which is secured by said trust deed,
and their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" in-
cludes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon,

April 27, 1980

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, Oregon

William L. Sismore

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of
August A.D., 1980 at 4:40 o'clock P.M., and duly recorded in Vol. M80
of Mortgages on Page 16083.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernetha Helbert Deputy

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