Vol.M8/ Page N Namat**34388**0reon 97601 NOTICE OF DEFAULT AND ELECTION TO SELL TSHE PARESONS JAIME SALAZAR, who acquired title as JAMES SALAZAR EASTAU RIGHT YOUR made, executed and delivered to WILLIAM L. SISEMORE to secure the performance of certain obligations including the payment of the principal sum of \$...10,000.00 to secure the performance of certain obligations including the payment of the principal sum of the performance of certain obligations including the payment of the performance of certain the performance of certain the certain trust deed dated July 22,1980, and recorded July 22,1980 that certain trust deed dated July 22, 19:80, and recorded July 22, 19:80 in Book/Reel/Volume No. M80 at page vi3625 when or as Document/Fee/File/Instrument/Microfilm No......(indicate which) of the mortgage records of Klamath covering the following described real property situated in said county: (beneficiary's interest assigned by instrument recorded July 22, 1980, in Vol. M80 at page 13627, to Catherine Jackson or Leroy Jackson; Sr.) A tract of land being a portion of Lots 11, 12 and 13 in Block 7 of North Bly, more particularly described as follows: Beginning at the most Northerly corner of Lot 11 of said Block 7; said point being on the Southerly boundary of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Northerly boundary of said Lot 11 159.0 feet to the most Westerly corner thereof; thence South 28 53' East along the Westerly boundary of said Lot 11, 64.2 feet to a point; thence South 89 52' East 106.1 feet to a point; thence South 1 13' West 50 feet to a point on the South line of said Lot 13; thence East along the South line of said Lot 13 to the West boundary of tract of land conveyed to C. L. Svensgaard, et ux., by deed recorded September 16, 1968 in Deed Vol. M68, page 8342; thence North 34 52' East to a point on the South boundary of the Klamath Falls-Lakeview Highway; thence North-Westerly along the Southerly boundary of said highway to the point of beginning. westerly along the Southerly boundary of said highway to the point of beginning. 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: ) 82° STAIL OF CREGON STATE OF OREGON, County of

\$100.00 due September 22, 1980, 400 due September 22, 1980 100.00 due November 22, 1980 100.00 due December 22, 1980

[16 executed by a conforcition, wife: comprone real)

DATED January 5 , 19 SL.

est of the beneficiary first named above. deed, the word "trusive" includes uny successor-trusiee, and the word "beneficiary" victories one were in interfragion as well as each and all other persons owing an obligation, the performance of wines a second of the tribet

which are now past due, lowing and delinquent. Grantor's failure just described is the default for which the foreclosnie, meutioned, pelow, is, made and whenever the context hereof so requires, the massimina and attorney's tees, at any time prior to tive days before the date set for said sale.

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tyen) 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, forwit: he will got be account to the decision of Notice is further given that any person named in Section 86,760 of Oregon Revised Stonics, her the with to

\$10,000.00, plus interest from August 27, 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. name and last known address

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 12, 19 81, at the following place: Room 204, 540 Main Street of the trasted to the trast deed or or and successor in the City of the Klamath Falls , County of Klamath's of the unit is lightate of Oregon, which is the hour, date and place fixed by the trustee for said sale. Other than as shawn of record, neither the said beneficiary nor the said trustee has on

119 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 provided by law, and the resonable locs of drusten's attorneys. offigations secured by said trust oved and the expenses of the sale, moluding a responder charge in the transfer with any interest the grantor or his successors in interest negative affer the execution of the true. which the grantae hed, or had the conver to convey, at the time of the execution by this of the property of the and to couse to be sold at public auction to the highest budger for cash the unlerest to the sold the sold as the sold the sold to the sold the sold to the sold to the sold the sold to the sold the sold to the Torertose, and trust deed by advartisement and sale pursuant to Oregon Revised Statistes Sections 5, 707 to 86,795, Wonces beselve is given that the undersigned, by reason of said default, has elected and he hereby do select to

\$10,000.90, plus interest from August 27, 1980.

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to

than such portion	of said principal as w	ouia not tite	trust deed reinstated by in be due had no defaul before the date set for se	id cale	
feminine and the	ing this notice and wineuter, the singular in	nenever the cludes the p	etore the date set to see context hereof so requi- lural, the word "grantor an obligation, the perfo- istee, and the word "be	"includes any succes	ecured by said trust
deed the word "	trustee" includes any ary first named above.	successor-ii	wil		
DATED:	<u>January 5</u> ,19	81.	Trustee	Bonshtially	(State and sets)
The second of the second	90 due Becember	32 Losu			
(If the signer of the about use the form of acknowle	.00 die September equant obbosite! 	22, J <b>os</b> o	3.490)		) ss.
STATE OF OREG	ом, ?		STATE OF OREGON,	County of	
Se-County of 190K	lamath	is tutioning	Personally appeare	d	and
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and acknowledged	the toregoing instrument	o, be	THE FULL FULL OF SOME TO US	secretary	of
COFFICIAL SEAL)	oluntary act and deed.	lility	loregoing instrument is instrument was signed a lity of its board of directe to be its voluntary act as Before me:	he corporate seal of saland sealed in behalf of sa not sealed in behalf of sa not sealed in them acking ad deed it.	(OFFICIAL
point; then to a point; lot 13 to th deed records to a point; westeri, w	te South 80°52 In our the South line is est boundary ed Contember 16, outher South boun	agt 106 : of said of trace 1968 in D	feet to a point; feet to a point; for 13; thence Eas of Land conveyed t ed Vol. N68, page e Warcommission expires of Notaral Inhigitor Otes	said Lot 11, 7, themse South 1°1 t along the c C. 1, Savesina 3942; themse %	a Near St fadi A line ef saide Tip er this by The St 12 main
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William 540 Main	L. Sisemore	none of	DEFAULT AND ELECTION ELE RE TAYBE FALAZ E. GTSTVORE	75 Evelyn Biehn  """  By Pernetha Y	Hets ch Deput

Fee \$7.00

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540 Main Street Klamath Falfs > Oregon 97601