

Klamath Falls, Oregon 97601

94496

NOTICE OF DEFAULT AND ELECTION TO SELL

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RONALD C. BOCKELMAN and BARBARA K. BOCKELMAN, husband and wife, COME, 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 \$ 24,000.00 in favor of Klamath First Federal Savings and Loan Association, as beneficiary, that certain trust deed dated April 5, 1978 and recorded April 18, 1978 in Book/Reel/Volume No. M78 at page 7501. RECORDED in the County of Klamath, Oregon, covering the following described real property situated in said county:

BE LEASE DEED

W. S. S. S. Section 32, Township 37 South, Range 11 East, Willamette Meridian, saying and excepting therefrom the North 100 feet thereof. TOGETHER WITH a 1978 Barri Mobile Home, Oregon License No. X1519029.

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:

\$246.96, plus reserve charges, on 15th day of March, 1980, and on the 15th day of each month thereafter,

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(21st March)

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure 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:

\$24,842.45, including principal, interest, reserve payments and late charges as of January 7, 1981.

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 May 26, 1981, at the following place: Room 204, 540 Main Street, Klamath Falls, Oregon, 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 provided by law, the undersigned hereby waives the right to object to the sale of the property described herein.

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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

Notary Public for Oregon
My commission expires: 2-5-81

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.

DATED: January 8, 1981

William L. Sisemore
Trustee

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named William L. Sisemore

and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My commission expires: 2-5-81

STATE OF OREGON, County of Klamath, ss.
Personally appeared Evelyn Biehn, who, being duly sworn, each for himself and not one for the other, did say that the latter is the president and that the latter is the secretary of the 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.

NOTICE OF DEFAULT AND ELECTION TO SELL

RE TRUST DEED

Grantor
Trustee

AFTER RECORDING RETURN TO
William L. Sisemore
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath, ss.
I certify that the within instrument was received for record on the 8th day of January, 1981, at 2:59 o'clock P.M., and recorded in book/reel/volume No. M81 on page 315 or as document/fee/file instrument/microfilm No. 94496.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn
County Clerk
Deputy
Fee \$7.00