

## 7438

## NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE OF DEFAULT AND ELECTION TO JEEL	Constance A. Craft,
JERRY D. McGUIRE and CONSTANCE A. McGUIRE, who acquired title as	as grantor,
JERRY D. McGUIRE and CONSTRUCT	, as trustee,
JERRY D. McGUIRE and CONSTANCE A. McGUIRE, who acquired made, executed and delivered to WILLIAM I. SISEMORE building the payment of the principal sum of	3 2,500.00
of the partners of certain obligations in the partners of the program Corporation of the partners of the partn	ation, as beneficiary,
TOWN AND COUNTRY A	Pla V . J 12. M
and dated	CATACONY OF THE RECEIVED AND THE RECEIVE
that certain trust deed dated May 4, 19, 81, and recorded May 4, 19, 81, and recorded may be with the certain trust deed dated M81 at page 7993 SENSON M81 Klamath Klamath	County, Oregon,
in Book/PERKYANIAN No. M81 et page 7993 EXECUTABLE MARKET NO. M81 et page records of Klamath  (MARKET AND STATE OF STATE	

The Slandland of Section 13, Township 35 South, Range 12, East of the Willamette Merildian, County of Klamath, State of 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-truster 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 ection, 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:

\$90.38 due September 4, 1981; 90.38 due October 4, 1981; 90.38 due November 4, 1981; and 90.38 due December 4, 1981;

covering the following described real property situated in said county:

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, cwing and payable, said sums being the following, to wit:

\$2,341.36, plus interest from August 4, 1981, together with late charges.

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 lees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, A.M., Srandard Time, as established by Section 187,110 of Oregon Revised Statutes on April 27, 19 82, at the following place: Room 204, 540 in the City of Klamath Falls , County of , State of Oregon, which is the hour, date and place fixed by the trustee for said sale. Main Street Klamath

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

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 ser 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. the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said .rust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in interast of the beneficiary first named about

est of the beneficiary first fiamed above.		/	$\circ$	
DATED: December 15 , 1981		Jakle	a) Lisare	***************************************
요즘 등 연장이 가를 내고 있는 그는 이번 부터 그릇이		Trustee	Benedicing	KStatu xwhish X
(If executed by a corporation, tiffic corporate seal)				
[발톱] 일이 한글로 보고 수가 받고 그리고 보다				
그림 부모는 성문값 이 것이다. 그는 일 없었다.				
(If the signer of the above is a corporation, use the farm of acknowledgment apposite.)				
	(ORS 93.490)			
STATE OF OREGON,	STA	TE OF OREGON,	County of	) ss.
County of Klamath			19	
December 15 19 81				and
Personally appeared the above named		toe bioscult and no	t one for the other did	who, being duly sworn say that the former is the
William L. Sisemore	each			and that the latter is the
and acknowledged the foregoing instrument to be				of
his voluntary act and deed.				that the seal affixed to the
	fore	doing instrument is	the corporate seal of said	corporation and that said
Before me:	insti-	rument was signed a of its board of direct	and sealed in behalf of sa ors: and each of them ack	aid corporation by author- nowledged said instrument
CONFICKAL STATE	/ to b	e its voluntary act a	nd deed.	-
SEA)		Belore me:		
- Notary Public for Oregon	77.	nry Public for Orego		(OFFICIAL SEAL)
My. commission expires: 2-1-85	. * 1	commission expires		SEND,
	1 141 1	commission expires.	•	
일류하다 600 원호 발생님이 되는 그는 말을 살 때				

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									e.	1157	u.	No.	. 8	841				1.		

STEVENS NESS LAW PUB. CO., PORTLAND, ORE

RE TRUST DEED

Gratitor ...

AFTER RECORDING RETURN TO

William L. Sisemore 540 Main Street

Klamath Falls, Oregon 97601

SPACE RESERVED FOR RECORDER'S USE STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of December 19 81 at 3:21 o'clock P. M., and recorded in book/reel/v-lume No. M 81 .....on page 21427 or as document/fee/file/ instrument/microfilm No. ....7438....., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County

F6e 8.00