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## NOTICE OF DEFAULT AND ELECTION TO SELL

R. J. CARVALHO and HAZEL CARVALHO

made, executed and delivered to WILLIAM L. SISEMORE, as grantor,  
 to secure the performance of certain obligations including the payment of the principal sum of \$ 55,000.00, as trustee,  
 in favor of CERTIFIED MORTGAGE CO., an Oregon corporation, as beneficiary,  
 that certain trust deed dated April 3, 1981 and recorded April 3, 1981  
 in Book 1782 / Volume No. M81 at page 6131 ~~xxxx Document / Page / Date / Instrument / Microfilm~~  
 No. (XXXXXXXXXX) of the mortgage records of Klamath County, Oregon,  
 covering the following described real property situated in said county:

More particularly described in Exhibit A attached hereto and  
 my this reference made a part hereof.

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:

\$ 796.00 due December 3, 1981;  
 825.00 due January 3, 1982.

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:

\$ 55,000.00, plus interest and 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 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 19, 1982, 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.

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

Payco General American Credits, Inc.  
c/o E. T. Corp. System (Reg. Agent)  
800 Pacific Bldg.,  
Portland, Oregon 97204

Western Bank, Coos Bay, Oregon  
Klamath Falls Branch  
Klamath Falls, Oregon 97601

## NATURE OF RIGHT, LIEN OR INTEREST

Judgment Creditor - Judgment  
entered Sept. 29, 1981, Book  
Book 37, page 160

Judgment Creditor - Judgment  
entered Dec. 3, 1981, Book  
37, page 231

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: January 6, 19 82

Trustee

(If executed by a corporation,  
affix corporate seal)

(If the signer of the above is a corporation,  
use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON, ) ss.

County of Klamath )

January 6, 19 82

Personally appeared the above named

William L. Sisemore

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 2-5-85

STATE OF OREGON, County of ) ss.

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Personally appeared and

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

a 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 author-  
ity of its board of directors; and each of them acknowledged said instrument  
to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-HISE LAW PUB. CO., PORTLAND, ORE.

## RE TRUST DEED

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

William L. Sisemore  
540 Main Street

Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of )

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,  
at o'clock M., and recorded  
in book reel/volume No. on  
page or as document/fee/file/  
instrument/microfilm No. Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By Deputy

PARCEL 1:

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 3/4 inch pipe marking the center  $\frac{1}{4}$  corner of said Section 27, said point situated North 89°35'28" West 2633.10 feet and North 00°28'28" West 2641.20 feet from a 3/4 inch pipe marking the Southeast corner of said Section 27; thence South 89°31'16" East 1578.31 feet to a 5/8 inch iron pin; thence continuing South 89°31'16" East 30.17 feet; thence South 06°33'10" East 550.13 feet; thence West 30.20 feet to a 5/8 inch iron pin; thence continuing West 1510.80 feet to a 5/8 inch iron pin on the West line of the SE $\frac{1}{4}$  of said Section 27; thence North 00°28'28" West 560.00 feet to the POINT OF BEGINNING.

PARCEL 2:

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 5/8 inch iron pin on the West line of the SE $\frac{1}{4}$  of said Section 27, said point situated North 89°35'28" West 2633.10 feet and North 00°28'28" West 2081.20 feet from a 3/4 inch pipe marking the Southeast corner of said Section 27; thence East 1510.80 feet to a 5/8 inch iron pin; thence continuing East 30.20 feet; thence South 06°33'10" West 583.79 feet; thence West 30.20 feet to a 5/8 inch iron pin; thence continuing West 1439.38 feet to a 5/8 inch iron pin on the West line of the SE $\frac{1}{4}$  of said Section 27; thence North 00°28'28" West 580.00 feet to the POINT OF BEGINNING.

PARCEL 3:

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 5/8 inch iron pin on the West line of the SE $\frac{1}{4}$  of said Section 27, said point situated North 89°35'28" West, 2633.10 feet and North 00°28'28" West 1501.20 feet from the Southeast corner of said Section 27; thence East 1439.38 feet to a 5/8 inch iron pin; thence continuing East 30.20 feet; thence South 06°33'10" West, 611.98 feet; thence West 30.20 feet to a 5/8 inch iron pin; thence continuing West 1364.51 feet to a 5/8 inch iron pin on the West line of the SE $\frac{1}{4}$  of said Section 27; thence North 00°28'28" West 608.00 feet to the POINT OF BEGINNING.

PARCEL 4:

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 3/4 inch pipe marking the E $\frac{1}{4}$  of said Section 27, said point situated North 00°11'40" West 2637.81 feet from the Southeast corner of said Section 27; thence North 89°31'16" West 1007.39 feet to a 5/8 inch iron pin on the North line of the SE $\frac{1}{4}$  of said Section 27; thence continuing North 89°31'16" West 30.17 feet; thence South 06°33'10" West 508.29 feet; thence East 30.20 feet to a 5/8 inch iron pin; thence continuing East 1067.01 feet to a 5/8 inch iron pin on the East line of said Section 27; thence North 00°11'40" West 496.31 feet to the POINT OF BEGINNING.

PARCEL 5:

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A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 5/8 inch iron pin on the East line of said Section 27, said point situated North 00°11'40" West 2141.50 feet from the Southeast corner of said Section 27; thence West 1067.01 feet to a 5/8 inch iron pin; thence continuing West 30.20 feet; thence South 06°33'10" West 767.00 feet; thence East 30.20 feet to a 5/8 inch iron pin; thence continuing East 1157.13 feet to a 5/8 inch iron pin on the East line of said Section 27; thence North 00°11'40" West 762.00 feet to the POINT OF BEGINNING.

PARCEL 6:

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 5/8 inch iron pin on the East line of said Section 27, said point situated North 00°11'40" West 1379.50 feet from the Southeast corner of said Section 27; thence West 1157.13 feet to a 5/8 inch iron pin; thence continuing West 30.20 feet; thence South 06°33'10" West 714.67 feet; thence East 30.20 feet to a 5/8 inch iron pin; thence continuing East 1241.10 feet to a 5/8 inch iron pin on the East line of said Section 27; thence North 00°11'40" West 710.00 feet to the POINT OF BEGINNING.

PARCEL 7:

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 3/4 inch pipe marking the Southeast corner of said Section 27; thence North 00°11'40" West along the East line of said Section 27, 669.50 feet to a 5/8 inch iron pin; thence West 1241.10 feet to a 5/8 inch iron pin; thence continuing West 30.20 feet; thence South 06°33'11" West 669.22 feet to the South line of said Section 27; thence South 89°35'28" East along the said South line 30.17 feet to a 5/8 inch iron pin; thence continuing South 89°35'28" East 1319.24 feet to the POINT OF BEGINNING.

Exhibit A - Page 2.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of William L. Sisemore, Atty.  
his 6th day of January A.D. 19 82 at 4:29 o'clock P.M.  
duly recorded in Vol. M82, of Mortgages on page 156.

EVELYN BIEHN, County Clerk  
By [Signature]

Fee \$16.00