

12207

NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. 102 Page 6711

BRENDA JACKSON and VERA T. REYES, as tenants in common, 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 \$10,000.00
 in favor of CERTIFIED MORTGAGE CO., an Oregon corporation
 that certain trust deed dated August 6, 1980, and recorded August 7, 1980
 in Book/Record No. M80 at page 14662 ~~Record Document (Rec/Doc/Inst/Comm/Off/Co/Ex)~~
 of the mortgage records of Klamath County, Oregon,
 covering the following described real property situated in said county:

Lot 12, Block 3, RIVERVIEW SECOND ADDITION,

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:

\$100.00 due February 23, 1982;
 100.00 due March 23, 1982;
 100.00 due April 23, 1982;
 100.00 due May 23, 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:

\$ 10,000.00, 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 October 7, 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.

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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
Norman Miller Anderson, Jr.
1903 Eldorado
Klamath Falls, Oregon 97601

Norman Miller Anderson
Beatty, Oregon 97621

Klamath County Credit Services
131 So. 6th Street
Klamath Falls, Oregon

Carter-Jones Collection Service, Inc.
1143 Pine
Klamath Falls, Oregon

Occupant, 2036 Abilene
Klamath Falls, Oregon

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: May 26, 1982

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON, } ss.
County of Klamath
May 26, 1982

Personally appeared the above named

William L. Sisemore

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-5-85

NATURE OF RIGHT, LIEN OR INTEREST
equitable owner

deeded owner

judgment entered Oct. 23, 1980
Vol. 35, page 467, line 1
judgment records of Klamath County, Or.

judgment entered Oct. 15, 1981
Vol. 37, page 190, line 2; and judgment entered April 28, 1982, in Vol. 37, page 357, line 4; judgment entered Aug. 28, 1981, Vol. 37, page 108, line 2.
occupants of premises

William L. Sisemore
Trustee ~~Beneficiary~~ (State of Oregon)

(ORS 93.490)

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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 authority 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-NESS LAW PUB. CO., PORTLAND, ORE.

RE TRUST DEED

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

William L. Sisemore
540 Main St.,
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 27 day of May, 1982, at 4:32 o'clock P. M., and recorded in book reel/volume No. M. 82 on page 6711 or as document/fee/file/instrument/microfilm No. 12207. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By _____ Deputy
Fee \$8.00