

OE

12208

NOTICE OF DEFAULT AND ELECTION TO SELL Vol. 188 Page 6713

DOUGLAS D. WRIGHT and ANN MARIE RITA WRIGHT, 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 \$ 11,500.00  
 in favor of TOWN AND COUNTRY MORTGAGE AND INVESTMENT CO., an Oregon corporation, as beneficiary,  
 that certain trust deed dated April 10 1981, and recorded April 13, 1981  
 in Book/Real Estate No. M81 at page 6646 ~~XXXXX Document/Executed Instrument/Modification~~  
 (indicate which) of the mortgage records of Klamath County, Oregon,  
 covering the following described real property situated in said county: (beneficiary's interest assigned by  
 instrument recorded April 13, 1981 in Book M81 at page 6648)

The NE 1/4, Section 23, Township 36 South, Range 10 East of  
 the Willamette Meridian, in the 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-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:

\$ 172.50 due November 10, 1981;  
 172.50 due December 10, 1981;  
 172.50 due January 10, 1982;  
 172.50 due February 10, 1982;  
 172.50 due March 10, 1982;  
 172.50 due April 10, 1982;  
 172.50 due May 10, 1982,

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

\$ 11,500.00 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 11:00 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.

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 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, 19 82.

Trustee

~~Beneficiary~~~~X (State which)~~

(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,

County of Klamath

May 26, 19 82

Personally appeared the above named

William L. Sisemore

and acknowledged the foregoing instrument to be his

voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-5-85

STATE OF OREGON, County of ) ss.

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 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 Street  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 27 day of May, 19 82, at 4:35 o'clock P. M., and recorded in book/reel/volume No. M 82 on page 6713 or as document/fee/tile/instrument/microfilm No. 12208, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By [Signature] Deputy

Fee \$8.00