

OE

12609

Vol. M80 Page 7344

NOTICE OF DEFAULT AND ELECTION TO SELL

GARY L. ROVER and DIANE K. ROVER, 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 COMPANY, as beneficiary,
that certain trust deed dated January 24, 1980, and recorded January 28, 1980,
in Book/Book Volume No. M80 at page 1749 ~~as Document/Ex/Ex/Instrument/Microfilm~~
No. ~~XXXXXX~~ of the mortgage records of Klamath County, Oregon,
covering the following described real property situated in said county: (assigned by instrument recorded
Jan. 28, 1980 in Book M80, page 1751, re-recorded Feb. 11, 1980, in Book M80, page 2666,
Microfilm Records)

The South 100 feet of Lot 12 in Block 2 of THIRD ADDITION TO ALTAMONT
ACRES, EXCEPTING THEREFROM the East 20 feet, according to the official
plat thereof on file in the office of the County Clerk of Klamath
County, 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:

\$143.48 due September 24, 1981;
143.48 due October 24, 1981;
143.48 due November 24, 1981;
143.48 due December 24, 1981;
143.48 due January 24, 1982;
143.48 due February 24, 1982;
143.48 due March 24, 1982;
143.48 due April 24, 1982;
143.48 due May 24, 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:

\$9,117.60 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 21, 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
Carter-Jones Collection Service 1143 Pine Klamath Falls, Oregon	Judgment Creditor Docketed April 12, 1982 & June <u>4</u> , 1982 Book 37, page 343, line 3 and Book <u>37</u> page <u>390</u> , line <u>2</u>
Diane K. Rover 3227 Laverne Klamath Falls, Oregon	Judgment Creditor Docketed March 5, 1982 Book 38, page R, line 16

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: June 8, 19 82.

(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

June 8, 19 82.

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

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-NESS LAW PUB. CO., PORTLAND, ORE.

RE TRUST DEED

Grantor
TO

Trustee

AFTER RECORDING RETURN TO

William L. Sisemore
540 Main Street
Klamath Falls, Or. 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
10 day of June, 19 82
at 4:42 o'clock P. M., and recorded
in book/reel/volume No. M 82 on
page 7344 or as document fee/file/
instrument/microfilm No. 12609
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By Joyce M. Shurt Deputy
Fee \$8.00