13052

401. M8V rou 8104

NOTICE OF DEFAULT AND ELECTION TO SELL

OL	13052 NOTICE OF DEFAULT AND ELECTION TO SELL NOTICE OF DEFAULT AND ELECTION TO SELL ONDERTY AND NEIL GARRETT
	NOTICE OF DEFAULT AND THE NETT GARRETT
	Reference is made to that certain trust deed made by ROBERT GARRETT and NELL GARGEZ, as grantor, to as beneficiary,
	Reference is made to that certain trust deed made by ROBERT GARRETT and NEIL GARRETT Reference is made to that certain trust deed made by ROBERT GARRETT and NEIL GARRETT , as grantor, to , as trustee, , as beneficiary, , as beneficiary, MILLIAM L. SISEMORE WILLIAM L. SISEMORE MORTGAGE & INVESTMENT CO. May 29 , 19 81, in the mortgage records of May 29 May 29 , 19 81, in the mortgage records of May 29
	AT CEMORE CO
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١	property situated in said county and state, to war property situated in said county and state, to war property situated in said county and the Southwesterly 34.2 feet of Lot 3, all in Block and property situated in said county and state, to war property situated in said county and state situated in said county and said cou
11	the Southwestern in the County of

Lot 4 and the Southwesterly 34.2 feet of Lot 3, all in Block 13, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State

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; further, that no action, suit or proceeding has been ر دت 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 or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sûms: Monthly installments in the amount of \$240.00 each which were due and payable on March 29, 1982, April 29, 1982, and May 29, 1982; together with late payment charges of \$9.60 for each of the above said payments.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: principal balance in the amount of \$15,988.32 plus interest thereon at the rate of 17% per annum from February 29, 1982, until paid.

The above-said beneficiary has appointed William M. Ganong, 1151 Pine Street, Klamath Falls, Oregon 97601, as Successor Trustee.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby 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 the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys. ne as established by Section

titations secured by said	of trustee's attorney	- as establish	ned by See
Said sale will be held at the hot law. 187.110 of Oregon Revised Statutes on	A 3.6	Standard Time as Front	Steps Oi
ided by law, and the	10.00 d'clock,	, Standard The Flore	a waty of
, it is hot	ur of 10:00 o'clock, A: M November 15 , 19 82, at th in t ate of Oregon, which is the hour, o	e following placementh Falls	County or
Said sale will be held at the hou 187.110 of Oregon Revised Statutes on the Courthouse Klamath, St	November 15 19	City of Klamaci	Lan for said sale.
Said sale will be a statutes on	in t	the City of sixed by the trus	itee tot con-
or of Oregon Revised Statute	the trace of	date and place like a	
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the Courthouse , St	ate of Oregon, war	the state of the s	manufacture of the second seco
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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 doed or of any management in the real property hereinabove described subsequent to the son naving or claiming to have any hell 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 accession of a constant the accession in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), to gether with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date gender includes the feminine and the neuter, the singular includes the for said sale.

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amount then due (other than such paramount the masculine gender in the such paramount the such paramount then due (other than such paramount the such paramo	includes the feminine and the neuter, the singular includes the feminine and the neuter, the singular includes the feminine and the neuter, the singular includes the structure of the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons owing an obterest to the grantor as well as any other persons of the grantor as well as any other persons of the grantor as well as any other persons of the grantor as well as any other persons of the grantor as well as any other persons of the grantor as well as any other persons of the grantor as well as any other persons of the grantor as a grantor as
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respective successors in interest, 19 82 DATED:	, and a second s
(If the signer of the above is a corporation, (If the signer of acknowledgment opposite.)	STATE OF OREGON, County of, 19
(If the signer of the above is a corporation; (OKS 93.) use the form of acknowledgment opposite.)	STATE OF OREGON, County of ,, 19
use the re-	Personally appeared who, being duly sworn, did say that he is the
STATE OF OREGON,) ss.	Personally appeared that he is the
County of Klamath 19.82	who, being instrument is the
County of Klamath 19.82 June 26 , 19.82	affixed to the foregoing traval and and affixed to the foregoing traval affixed and
June 26 ,19.82 June 26 ,19.82 Personally appeared the above named	who, being duly sworth, of
William	a corporate seal of said corporation by authority
William M. Ganong	sealed in behalf of said instrument to be its
and acknowledged the foregoing and deed.	
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COFFICIAL COMMENT Public for Oregon 3/3/84 My commission expires:	My commission expires:
SEAL Purtary Public for Oregon 3/13/89	My coals
and commission expires:	STATE OF OREGON, County of Klamath County of the within instru-
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[FORM No. 884] [FORM No. 884] SYEVENS.NESS LAW PUB. CO., PORYLAND, OR.	
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Grantor	RECORDER'S USE Record of Mortgages of Record and seal of
To	Witness
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Wm. M. Ganong-Attorney	V
P. O. Box 57 Klamath Falls, OR 97601	
Klamath Falls, On //	
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