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19121

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by DONALD VANDERHOFF and BETTY JUNE VANDERHOFF

as grantor, to

WILLIAM L. SISEMORE

in favor of CERTIFIED MORTGAGE CO., an Oregon Corporation

March 11, 19.81., recorded

March 17, 19.81., in the mortgage records of

Klamath

County, Oregon, in BEORGY SELECTION NO. M81 at page 4880

SECCEPTION OF SECULOR OF SEC

Lot 3, Block 3, TRACT NO. 1145, NOB HILL, a re-subdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, 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; 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 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 sums:

\$337.50 due September 17, 1982; and \$337.50 due on the 17th day of each month thereafter.

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:

\$22,500.00, plus interest and late charges.

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 compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

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 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), together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date for said sale.

In construing this notice, 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 any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

respective successors in interest, in any	Wille Idea
DATED: January 6 , 19.83	. Trustee Rodelicher (Skahershich)
(If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 9	3.490]
County of Klamath January 6, 19, 83 Personally appeared the above named William L. Sisemore and acknowledged the toregoing instrument to be his voluntary act and deed. (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 2-5-85	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 acknowledged said instrument to be its voluntary act and deed. Before me: (OFFICIAL Notary Public for Oregon My commission expires:
NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 884) ATTAXABLE LAW PUB CO., FORTLAND, OR Re: Trust Deed From	STATE OF OREGON, County of Klamath ss I certify that the within instrument was received for record on the Jan 19.8 day of Jan 19.8

Grantor
To

Trustee

AFTER RECORDING RETURN TO

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

SPACE RESERVED FOR RECORDER'S USE Evelyn Biehn County Clerk

NAME

By County Live Deputy

Fée \$8.00