

1121 PINE STREET
ATTORNEY AT LAW
WILLIAM M. GANONG 21561

NOTICE OF DEFAULT AND ELECTION TO SELL

Vol 1783 Page 4210

Reference is made to that certain trust deed made by BARRY PURNELL, aka Barry W. Purnell

in favor of WILLIAM L. SISEMORE, as grantor, to
dated CERTIFIED MORTGAGE COMPANY, as trustee,
January 8, 1982, recorded February 10, 1982, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M-82 at page 1756, or as
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

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: Monthly installments in the amount of \$975.00 each which were due and payable on
December 8, 1982, and January 8, February 8, and March 8, 1983; together with late charges
totaling \$351.00.

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 sum of \$59,605.01 together with
interest thereon at the rate of 19.5% per annum from November 8, 1983, until paid; plus
late charges in the sum of \$351.00.

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law,
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 prop-
erty 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 pro-
vided 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 August 9, 1983, at the following place: the front steps
of the Courthouse 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

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.

DATED: March 17, 1983

William M. Ganong, Trustee
Successor Trustee
(State which)

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

(ORS 93.490)

STATE OF OREGON, County of Clatsop, ss. March 18, 1983. Personally appeared the above named William M. Ganong and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 3/13/84

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Before me:
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.

STATE OF OREGON, County of ss. Personally appeared who, being duly sworn, did say that he is the

STATE OF OREGON, County of ss. I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/title/instrument/microfilm/reception No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

By NAME TITLE Deputy

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Grantor

To

Trustee

AFTER RECORDING RETURN TO

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
CLATSOP FALLS, OR 97131

EXHIBIT A

PARCEL 1

The North 75 feet of Lot 3, Block 2, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

PARCEL 2

Tract 27, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following: Beginning at the Northeast corner of Lot 27, ALTAMONT SMALL FARMS, a platted subdivison in Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South $0^{\circ}11'$ West a distance of 330 feet to the Southeast corner of said Lot 27; thence North $99^{\circ}46'$ West a distance of 10 feet; thence North $0^{\circ}11'$ East a distance of 330 feet to the North line of said Lot 27; thence South $88^{\circ}46'$ East a distance of 10 feet to the point of beginning, being a strip of land 10 feet wide along East edge of Lot 27, conveyed to Klamath County.

PARCEL 3

Lot 81, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon.

PARCEL 4

Not Included.

PARCEL 5

Lot 79, PLEASANT HOME TRACTS No. 2, in the County of Klamath, State of Oregon.

PARCEL 6

Lot 48 and a portion of Lot 49, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 49; thence North 51.47 feet; thence Westerly 146.85 feet; thence Southwesterly 162.94 feet to a point 28.55 feet North of the Southwest corner of Lot 49; thence South 28.55 feet to the Southwest corner of Lot 49; thence Easterly 308 feet to the point of beginning.

PARCEL 7

Lots 2, 3 and 4, Block 211, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 8

Lot 4, Block 4, SHADOW HILLS NO. 1, TRACT NO. 1031, in the County of Klamath, State of Oregon.

PARCEL 9

Beginning at a point in the Westerly boundary of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Section corner common to Sections 2, 3, 10 and 11 of said township and as marked on the ground by an iron pin driven therein bears North $0^{\circ}13\frac{1}{2}'$ West 1920.0 feet distant; and running thence North $89^{\circ}42'$ East, 300 feet, more or less to a point in the center line of the U.S. Klamath Project No. 1 C-9-A Drain; thence Northerly along the center line of said drain to a point 150 feet North at right angles to the last course herein described; thence South $89^{\circ}42'$ West a distance of 240 feet, more or less, to the Westerly boundary of said Section 11; thence South $0^{\circ}13\frac{1}{2}'$ East along said Westerly boundary 150 feet to the said point of beginning, being a portion of the $N\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 10

That portion of Lot 8 in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South $65^{\circ}26'$ East 135 feet from stone monument in center of the Northerly end of Conger Ave.; thence South $57^{\circ}44'$ East 99 feet along the East side of said Avenue; thence North $48^{\circ}28'$ East 80 feet along North side of Avenue; thence South $48^{\circ}45'$ East 5 feet; thence North $41^{\circ}15'$ East 24 feet; thence Northwesterly to a point North $23^{\circ}15'$ East 104 feet from point of beginning; thence South $23^{\circ}15'$ West 104 feet to the point of beginning.

Beginning at a point on the Northwesterly line of Lot 5, Block 104, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, as shown on the duly recorded supplemental map thereof, in the county of Klamath, State of Oregon, which point is North $48^{\circ}28'$ East 80 feet; South $48^{\circ}45'$ East 5.0 feet and North $41^{\circ}15'$ East 24 feet from the most Southerly corner of C.R. Leighton property conveyed to him by Deed recorded March 28, 1921 in Book 55 at page 518; thence North $41^{\circ}15'$ East along the Northwesterly line of said Lot 5, to the Westerly line of California Avenue; thence North along the Westerly line of said California Avenue, 16.8 feet to the most Southerly corner of N.D. Ginsbach property as conveyed to him by Deed recorded August 25, 1921 in Book 57, page 125; thence following the N.D. Ginsbach's Southerly lines, North $63^{\circ}33'$ West 101.5 feet; thence North $13^{\circ}33'$ West 40.2 feet; thence West 30 feet; thence North 6 feet; thence leaving N.D. Ginsbach property line, West to the Southeasterly line of Stanford Street; thence South $23^{\circ}15'$ West to a point which is North $23^{\circ}15'$ East 104

Order No. 38-25808
Exhibit A continued

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feet from the Northerly line of Conger Avenue, said point being the most Northerly corner of said C.R. Leighton property; thence Southerly to the point of beginning, being a part of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 11

Lot 13, Block 72, BUENA VISTA ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 18th day of March A.D. 1983 at 10:54 o'clock A.M., and

duly recorded in Vol. M83, of Mortgages on Page 4210

EVELYN BIEHN, County Clerk
By Bernard H. Petch

Fee \$20.00