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BRONAD. M. PAULINO

Vol. 1783 Page 20061 

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by CARL S. JACKSON and FRANCES R. JACKSON and RICHARD C. BEESLEY

WILLIAM L. SISEMORE, as grantor to

in favor of Harold Relf and Grace Relf, as trustee,

dated December 27, 1979, recorded December 31, 1979, as beneficiary,

Klamath County, Oregon, in book/reel/volume M- M-79, 1979, in the mortgage records of

fee/file/instrument/microfilm/reception No. _____ at page 29944, or as

property situated in said county and state, to-wit: _____ (indicate which), covering the following described real

"see attached description"

NON
10-2-2017

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.

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 \$100.00 each, which were due and payable on Dec. 2, 1981, Jan. 2, Feb. 2, Mar. 2, Apr. 2, May 2, Jun. 2, July 2, Aug. 2, Sept. 2, Oct. 2, Nov. 2, and Dec. 2, 1982, Jan 2, Feb. 2, Mar. 2, Apr. 2, May 2, June 2, July 2, Aug. 2, Sept. 2, Oct. 2, and November 2, 1983; together with late charges of \$17.50. Also late taxes for 1983-84 for \$1,560.96, \$657.08 for 1981-82, \$1,367.80 for 1982-83 and \$556.18 for 1981-82 plus interest.

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 in the amount of \$10,000.00, together with interest thereon at the rate of 12.0% per annum from November 2, 1981, until paid. Also, late charges in the amount of \$17.50

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 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.

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 March 30, 1983, at the following place: the front steps of the Klamath County 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.

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: November 21, 19 83

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

(ORS 93.490)

STATE OF OREGON,

County of Klamath
November 21, 19 83Personally appeared the above named
William M. Ganongand acknowledged the foregoing instrument to be
his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)Notary Public for Oregon
My commission expires:STATE OF OREGON, County of _____ ss.
November 21, 19 83

Personally appeared _____

who, being duly sworn, did say that he is the _____

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:

Notary Public for Oregon
My commission expires:(OFFICIAL
SEAL)NOTICE OF DEFAULT AND
ELECTION TO SELL

(FORM NO. 844)

STEVENS, NEBS LAW PUB. CO., PORTLAND, ORE.

Re: Trust Deed From

Grantor

To

Trustee

AFTER RECORDING RETURN TO
WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USESTATE 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/file/instrument/microfilm/reception No. _____. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

DESCRIPTION

A portion of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Government Lot 5, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence West 944.41 feet along the North line of said Government Lot 5 to an iron pin on the Easterly bank of the Williamson River; thence Southerly along said river bank 1085 feet to an iron pin, being the true point of beginning of this description; thence North 68° East 300 feet to an iron pin; thence South 35° East 73 feet to an iron pin; thence North 68° East 228 feet to an iron pin; thence South 2° East 600 feet to an iron pin; thence South 68° West 208 feet to an iron pin on the Easterly bank of the Williamson River; thence Northerly along said river bank 668 feet, more or less, to the true point of beginning.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 22 day of Nov. A.D. 19 83
 at 3:12 o'clock P. M. and duly
 recorded in Vol. M83 of Mortgages
 Page 20061

EVELYN BIEHN, County Clerk

By L. M. Smith Deputy

Fee 12.00