Reference is made to that certain trust deed made by BRET A. SPRECHT and LEANNE SPECHT, NOTICE OF DEFAULT AND ELECTION TO SELL husband and wife husband and wife

WILLIAM L. SISEMORE

Paul H Chitrond and process of the paul H Chitrond and paul H Chitr

WILLIAM L. SISEMORE
in favor of Paul H. Chitwood and Ruth O. Chitwood

Gated January 30

Klamath , 19 81

February 3

February fee/file/instrument/microfilm/reception No. The file in said county and craft formit. (indicate which), covering the following described real

A portion of Block 8, EWAUNA HEIGHTS ADDITION and a portion of Lot 6, Block 48, A portion of Block 8, EWAUNA HEIGHTS ADDITION and a portion of Lot 0, Block 40 State of Orders Particularly decembed to follows: State of Oregon, more particularly described as follows:

State of Oregon, more particularly described as follows:

Commencing at the most Southerly corner of Block 8, EWAUNA HEIGHTS ADDITION TO THE CITY

Application of Third and OF KLAMATH FALLS, being in the Northwesterly corner of the intersection of Third and Washington Streets, thence running Northwesterly along the Easterly line of Third Street Washington Streets, thence running Northwesterly along the Lasterly line or Third Street a distance of 55 feet; thence at right angles running in a Northerly direction a distance a distance of 55 feet; thence at right angles running in a Northerly direction a control with Third characteristics and running in a Southeasterly direction and parallel with Third Street, a distance of 55 feet to the most Northerly line of Washington parallel with inited Street, a distance of 33 feet to the most wortherly line or washing the and along the most wortherly line of washington characterly direction and parallel Street; thence at right angles and running in a Southwesterly direction and parallel with and along the most Northerly line of Washington Street, a distance of 52.8 feet to

With and along the most Mortnerly line of Washington Street, a distance of 22.8 feet to of Third and Machineton Street 55 feet in length and 52 & feet in width of Third and Washington Streets, 55 feet in length and 52.8 feet in width. The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and assignment as recorded in the mortante records of the county The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary or counties in which the above described real property is situate: further that no action suit or proceeding has been

and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the country instituted to recover the deht, or any part thereof, now remaining secured by the said trust deed, or, if such action or or counties in which the above described real property is situate; further, that no action, suit or proceeding has been instituted. Such action or proceeding has been dismissed. eding 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 their successor in interest, with respect to provisions therein which authorize sale in the event of There is a default by the grantor or other person owing an obligation, the performance of which is secured by default of such provision: the default for which foreclosure is made is grantor's failure to pay when due the following

said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of sums. Monthly installments in the amount of \$150.00 each, which were due and payable on Dec. 1,

Apr 1 May 1 Inno 1 Inly 1 Apr 1 Sent. 1. Octl. Nov. 1.

Monthly installments in the amount of \$150.00 each, which were due and payable on Dec. 1, and Dec. 1 1982 Ian 1 Feb 1 Mar 1 Apr. 1, May 1, June 1, July 1, Aug. 1, Sept. 1, Oct1, Nov. 1, July 1, Aug. 1 Sept. 1, Oct1, Nov. 1, 1981, Jan 1, Feb. 1, Mar. 1, Apr. 1, May 1, June 1, July 1, Aug. 1, Sept. 1, Oct1, Nov. 1 and Dec. 1, 1982, Jan 1, Feb 1, Mar 1, Apr 1, May 1, Jun 1, July 1, Aug 1, Sep 1, Oct 1, and Tan 1 1984. Charges of clso on Also late and Dec. 1, 1982, Jan 1, Feb 1, Mar 1, Apr 1, May 1, Jun 1, July 1, Aug 1, Sep 1, Oct 1, 1983, and Jan 1, 1984; together with late charges of \$150.00. Also late Nov 1, and Dec 1, 1983, and Jan 1, 1984; together with late charges of \$150.00. Also 1 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 rrincipal sum in the amount of \$10,000.00 together with interest thereon at the rate 18.0% per annum from December 1, 1982, until paid. Also, late charges in the amount

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law,

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby to Oregon Revised Statutes Sections 86.705 to Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described pronelect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to erty which the grantor had, or had the nower to convey at the time of the execution by him of the trust dead together. 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described propwith any interest the grantor or his successors in interest acquired after the execution by him of the trust deed, together to sarisfy the erty which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together obligations secured by said trust deed and the expenses of the sale, including the compensations of the trust deed, to satisfy the with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the vided by law, and the reasonable fees of trustee's attorneys. 

187.110 of Oregon Revised Statutes on ray 44. 19.04, at the following place: Front Steps of Klamath County Court iouse in the City of Klamath Falls County of 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 per-Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any perinterest of the trustee in the trust deed or of any successor in interest to the grantor or of any lesses or other person. son having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the in possession of or occurving the property except:

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 Notice is turther given that any person named in Section 86.760 of Oregon Revised Statutes has the right to amount then due (other than such nortion of said principal as would not then be due had no default occurred). tohave the toreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire dether with costs and trustee's and attorney's fees as provided by law at any time prior to five days before the date amount then due (other than such portion of said principal as would not then be due had no default occurred). tofor said sale.

amount then due (other than such portion of said principal as would not then be due had no default occurred). tofor said sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the In construing this notice, the masculine gender includes the teminine and the neuter, the singular includes the lightion, the nerformance of which is secured by said trust deed, the words "trustee" and "heneficiary" includes their plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obrespective successors in interest, if any. DATED: January 6 ...., 19 84 (If the signer of the above is a corporation, use the form of acknowledgment opposite.)

| (If the signer of the  |   | words "trustee"   | iny other perce includes the   |       |
|--|---|---|--|-------|
| (If the signer of the above is a carporation, use the form of acknowledgment apposite.)  |   | 2) Mil. &   | any other persons owing an ob-<br>and "beneficiary" include their<br>t. at Law, Successor Tru<br>(State which)   |       |
| STATE OF OREGON,   | *****   | William   | include #1 .   |       |
| STATE OF OREGON,  County of Klamath  Personally appeared the above  William  |   | T- Ganone   | un - men   |       |
| County of Klamath  | (ORS 93.490)                                  | Trustee At  | t. at  |       |
|  |   | Benefic   | iary Successor   |       |
| Personally appeared the above named  William M. Ganong  and acknowledged the toregoing   | STA7  | E OF OREGON, County of  | Cs. Ssor Tru   | IS te |
| Will appeared the at 19 8  |   | E OF OREGON -   | (State which)  |       |
| william M. Ganong and acknowledged the foregoing instrument to the solution of |   |   |  |       |
| and whedged the form   | ***************************************       | Personally appeared ing duly sworn, did say that he is the ation, and that the seal affixed to seal of said corporation.  |  |       |
| his voluntary act and deed.  | who, be                                       | ing duly  | 1.   |       |
| act and door   | 10/1/2  | sworn, did say a  | ) ss.  |       |
| COERT Below  |   | ation, and that at  |  |       |
| SEAL CIAL STORE Me:  | a corpor.                                     | ation   |  | 1     |
| ( Let ble sil  | seal-1  | seal of that the  | the state of the s | - 1   |
| (OFFICIAL Before me: Notary Public for Oregon  My commission and deed.   | and act-                                      | ation, and that the seal affixed to the seal of said corporation and that said whedged said corporation by author ore me: | The same of the sa |       |
| Hotary Public for C  | The 1   | Wledged said corporation and that said  | e foregoins :_   | B     |
| My commission Oregon   | Beta  | ore me:   | ity of instrument was the  | 腊     |
| My commission expires:   | Note  | De its vol  | intary sold of the   | 麣     |
| My commission expires:   | Votary Pub.                                   | lic to- 0   | act and deed directors;  |       |
|  | My commiss                                    | lic for Oregon  |  |       |
| NOTICE OF DEFAULT AND ELECTION TO SELL  STEVENS. NEESS (FORM NO. BB4)  | My commiss                                    | on expires:   | *******  |       |
| TON TO SELVAND   |   |   | (OFFICIAL<br>SEAL  |       |
| SIEVEN ONM No. 22  |   |   | SEAL   |       |
| Re: Trust Deed From  |   |   | 1  |       |
| p From   |   | STATE OF OF   |  |       |
| Jiet A. c.   |   | STATE OF OREG<br>County of  | ON   |       |
| opecht and w   |   | 1 or  | mati.  |       |
| Specht and W. Leanne Spech   |   | ment was received  at octoock in book/reel/volume   | the within instru-   |       |
| Villiam M. Ganong Successor  | t   | O received  | the within in  |       |
| TII iam N C  | Six.  | ge day of the   | Tor record   |       |
| Successor  | SPACE RESERVED                                | Octor   | " the  |       |
| Successor  AFTER RECORDING RETURN  WILLIAM M. COMONG RETURN  WILLIAM M | RECORDER'S USE                                | in book/reel/volume page or as fee microfilm/reception N Record of Mortgages  | M, and recorded  |       |
| WILLIAM M. GANONG ATTORNEY AT LANG   | TOER'S USE                                    | Page 118 Volume I   | Vo. Vola recorded  |       |
| ALTO- W. ISABIANA W. (O  |   |   |  |       |
| 1151 BUSY AT LAIM  |   | Record of Mortgages of Witness my had   | 2 2 2 strument   |       |
| KI STREET  |   | of Mortgage   | 2.04537 """/   |       |
| TATA FALLS OF  |   | C. Witness "  | said Community   |       |
| KLAMATH FALLS. OR 97601  |   | County affixed, my ha   | nd and   |       |
|  |   | Witness my ha.  | seal of  |       |
| # 8'0e;  | ಫಲ.00   | By I Har Greek  |  |       |
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|  |   | A. L. Landy   | 7/ Inte  |       |
|  |   | C. C.   |  |       |
|  | W Britan                                      | The state of  | Peputy   |       |
|  | THE RESIDENCE OF THE PERSON NAMED IN COLUMN 1 | _   |  |       |