FALLS, OR 97601 1151 STREET ATTC. Y AT LAW

NOTICE OF DEFAULT AND ELECTION TO SELL WILLIAM GANONG

MIFFIV. IN GVUCIG

Reference is made to that certain trust deed made by _____BEVERLY L. WRIGHT WILLIAM L. SISEMORE

in favor of CERTIFIED MORTGAGE COMPANY

dated August 25

Klamath 19 83, recorded August 26

M-83, in the mortgage records of at page 14495

(indicate which) covering the following described real WILLIAM L. SISEMORE "see attached description"

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary Ine undersigned nereby 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 of the shows described real property is situate. Further, that no action, suit or proceeding has been and no appointments of a successor-trustee nave been made except as recorded in the mortgage records of the country 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 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. 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 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 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 drantor's failure to have when due the following said trust deed, or by their successor in interest, with respect to provisions therein which authorize saie 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

Monthly installment payments in the sum of \$72.95 each which were due and payable on November 25 and December 25, 1983, and January 25, 1984; together with late payment November 25 and December 25, 1905, and January 25, 1907, Logical Trust Charges in the amount of \$7.76; Together with advances made by the beneficiary to keep the First note and Trust Deed Current.

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:

The principal sum of \$3169.45 together with interest thereon at the rate of 16.0% per annum from October 25, 1983, until paid; plus late payment charges in the amount of \$7.76.; together with the above said advances to the first note.

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 to Oradon Pavisad Statutae Sections 86 705 to Notice hereby is given that the beneficiary and trustee, by teason or said detault, have elected and do nereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to and to critical to he sold at public nuction to the highest hidder for each the interest in the said described property. elect to torectose said trust deed by advertisement and saie pursuant to Oregon Kevised Statutes Sections 00.103 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described propagation by him of the trust dead together. 80.793, and to cause to be soid at public auction to the nighest 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 frantier or his successors in interest acquired after the assertion of the trust deed, to satisfy the with any interest the grantor or his successors in interest acquired after the execution by him of the trust deed, together obligations secured by said trust deed and the expanses 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 frust deed, to satisfy the vided 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 afternove.

obligations secured by said trust deed and the expenses of the sale, including the compensations or the trustee as prosaid sale will be held at the hour of 10:15 attorneys.

187.110 of Oregon Revised Statutes on July 9 o'clock, A. M., Standard Time as established by Section
of the Klamath County Court llouse in the City of Klamath Falls County of Of the Klamath County Court House 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.

1/2.

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

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

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)	, 1984	William M. Ganor	8. Successor	Trustee
STATE OF OREGON	(ORS 93.490)	Bei	eficiary	(State wh
County of Klamath	STATE OF	F OREGON, County of, 19		
Personally appeared the above named	Who, heins	onally appeared		
and acknowledged the foregoing instrument to his		******		******
signally act and deed.	a corporatio	n, and that the seal affire		***************************************
Before me: (OFFICIAL SEAL)	and acknowl	n, and that the seal affixe al of said corporation and half of said corporation by edged said instrument to be ome:	that said instrumer authority of its b	instrument is it was signed a pard of director
Notary Public for Oregon	***************************************			na deed.
My commission expires:	Notary Public My commission	tor Oregon		(OFFICIA SEAL)
NOTICE OF DEFAULT AND	l .			·
FORM No SELL		STATE O	F OREGON,	/)
LLECTION TO SELL		County of	ttify that as	\\\ s
STEVENS-NESS LAW PUB. CO PORTLAND, OR. Re: Trust Deed From		ment was	rtily that the w	rithin instru cord on the
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Re: Trust Deed From Grantor To	SPACE RESERVED FOR RECORDER'S USE	ment was at	o'cock	rithin instruction on the condition of the condition on t
Re: Trust Deed From Grantor To Trustee	FOR	ment was day at	rtily that the ward for received for received for received for received for received for received for many continues of said fortgages of said fortgages of said fortgages of said fortgages my hand	sithin instruction on the same recorded on the same
Re: Trust Deed From Grantor To	FOR	ment was at	rtily that the ward for received for received for received for received for received for received for many continues of said fortgages of said fortgages of said fortgages of said fortgages my hand	rithin instruction the sord on the sord on the sord on the sord on the sord or

A parcel of land situated in the SW% of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the SW% of Section 7, said point also being the S% corner of said Section 7; thence North 89° 42' West 770.3 feet to a point on the Westerly right of way of Wocus Road; thence North 06° 02' East along the Westerly right of way of said Wocus Road 1446.9 feet to a %" iron pin marking the true point of beginning of this description; thence from said true point of beginning North 06° 02' East along the Westerly right of way of said Wocus Road 180.00 feet to a %" iron pin; thence North 89° 49' West 360.00 feet to a %" iron pin; thence South 00° 11' West 179.07 feet to a %" iron pin; thence South 89° 49' East 341.65 feet to the true point of beginning.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 27 day of Feb. A.D. 19 84

at 2:36 o'clock P M, and duly recorded in Vol. M84 of Martgages

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EVELYN BIEHN, County Clerk

By American Deputy

Fee 12.00

Return to:

WILLIAM M. GANONG ATTORNEY AT LAW 1151 PINE STREET KLAMATH FALLS, OR 97601