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7806

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by THERESA MARIE WILSON

William L. Sisemore

in favor of Certified Mortgage Company

dated February 9, 1983

Klamath

February 10

1983

County, Oregon, in book/reel/volume No. M-83, in the mortgage records of
tee/file/instrument/microfilm/reception No. at page 2171, or as
property situated in said county and state, to-wit: (indicate which), covering the following described realLots 1, 2, 3, 4 and 5, Block 6, BONANZA, 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:

Remaining principal balance in the amount of \$3,700.00 plus interest thereon at the rate of 16.0% per annum from October 9, 1983, until paid; plus late charges in the amount of \$11.11 all of which was due and payable on February 9, 1984.

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 \$3,700.00 together with interest thereon at the rate of 16.0% per annum from October 9, 1983, until paid; plus late charges in the amount of \$11.11. Also delinquent taxes for the year 1982-83 in the amount of \$485.22.

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 10:30 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on September 18, 1984, at the following place: Frontsteps of the Klamath County Court House 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: May 9, 19 84

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

Successor Trustee

Beneficiary

(State which)

STATE OF OREGON,

County of Klamath

May 9, 19 84

Personally appeared the above named

William M. Ganong

and acknowledged the foregoing instrument to be his voluntary act and deed.

(ORS 93.490)

STATE OF OREGON, County of

19

ss.

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:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

8-22-87

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
1111 ONE STREET
CLATSOP FALLS, OR 97601

SPACE RESERVED FOR RECORDER'S USE

Notary Public for Oregon

My commission expires:

BARBARA P. BENEKAS

NOTARY PUBLIC - OREGON

My Commission Expires

(OFFICIAL SEAL)

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. or as fee/file/instrument/page Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

By

TITLE

Deputy

APPOINTMENT OF SUCCESSOR TRUSTEE

Reference is made to that certain trust deed made by WILLIAM L. SISEMORE THERESA MARIE WILSON, as grantor, to

in favor of CERTIFIED MORTGAGE COMPANY, as trustee,
dated February 9, 1983, recorded February 10, 1983, in book/reel/volume No. M-83 at page 2171, fee/file/instrument/microfilm/reception No. 7806, (indicate which), of the mortgage records of Klamath County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;
William M. Ganong NOW THEREFORE, in view of the premises, the undersigned hereby appoints 1151 Pine Street, Klamath Falls, Oregon 97601, whose address is Oregon, as successor trustee

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.
IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: February 9, 1983

Certified Mortgage Company

By Richard H. Marlatt
Richard H. Marlatt, President

(If executed by a corporation, affix corporate seal.)

(If the beneficiary who signs above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON

(ORS 93.490)

County of ss.

Personally appeared the above named , 19

and acknowledged the foregoing instrument to be voluntary act and deed of W.M. M. GANONG
(SEAL) **NOTARY PUBLIC—OREGON**
MY COMMISSION EXPIRES
Notary Public for Oregon
My commission expires:

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of Klamath ss.
May 9, 1984

Personally appeared Richard H. Marlatt, of Certified Mortgage Company, who being duly sworn, did say that he is the President 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 on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

William M. Ganong (SEAL)
Notary Public for Oregon
My commission expires: 11-2-86

APPOINTMENT OF SUCCESSOR TRUSTEE

RE: Trust Deed from
 to Grantor
 Trustee

AFTER RECORDING RETURN TO

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

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of May, 1984, at 1:18 o'clock P.M., and recorded in book/reel/volume No. M84 on page 7806 or as fee/file/instrument/microfilm/reception No. 36498, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$12.00