

36570

OH 31801

Vol. 1884 Page 7948

## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by

LaNELL LEE JACKSON

William L. Sisemore, as grantor, to  
 in favor of Margueritte Wilson, as trustee,  
 dated July 12, 1978, recorded July 12, 1978, as beneficiary,  
 Klamath County, Oregon, in book/reel/volume No. M-78, 1978, in the mortgage records of  
 fee/file/instrument/microfilm/reception No. 15013 at page 15013, or as  
 property situated in said county and state, to-wit: (indicate which), covering the following described real

"See Attached Description"

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 \$111.30 each which were due and payable on August 18, September 18, October 18, November 18, and December 18, 1983, and January 18, February 18, March 18, and April 18, 1984; also late payment charges in the amount of \$22.50.

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 balance of \$2,514.93 plus interest thereon at the rate of 11.0% per annum from July 18, 1983, until paid; together with real property taxes in the amount of \$229.04 for the year 1982-83, also late payment charges in the amount of \$22.50.

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 11:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on September 19, 84, at the following place: at the 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.

7949

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

Southern Oregon Credit Service, Inc.  
841 Stewart, Suite 11  
Medford, OR 97501

NATURE OF RIGHT, LIEN OR INTEREST

Judgment Lien in the amount of  
\$786.00, plus 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.)

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.

Successor Trustee

William M. Ganong  
Beneficiary

(State which)

(ORS 93.490)

STATE OF OREGON, County of

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)

(OFFICIAL SEAL)

Before me:

Barbara P Benekas  
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

To

Grantor

Trustee

AFTER RECORDING RETURN TO

WILLIAM M. GANONG  
ATTORNEY AT LAW  
1111 1ST STREET  
KLAMATH FALLS, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of

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/title/instrument/ page microfilm/reception No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

By

TITLE

Deputy

# DESCRIPTION

7950

A tract of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located South 1° 29' East a distance of 1320.4 feet from the West one quarter corner of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, said one quarter corner being monumented by an 1" iron pipe 3 feet long, and said beginning point being on the East boundary line of the State Highway; thence East along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section, Township and Range, a distance of 405 feet, to an iron pin; thence South 225 feet to an iron pin; thence West 366.6 feet to the East boundary of the State Highway to an iron pin; thence North 9° 45' West along said East boundary of said highway a distance of 228 feet, more or less, to the point of beginning. EXCEPTING road right of way along the South boundary thereof.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 14th day of May A.D., 1984 at 2:06 o'clock P M, and duly recorded in Vol M84, of Mortgages on page 7948.

Fee: \$12.00

EVELYN BIEHN, COUNTY CLERK

by: Don Smith, Deputy

Return to:

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