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NOTICE OF DEFAULT
AND ELECTION TO SELL

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Pursuant to ORS 86.705-795, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

- a. Grantor: P. J. Kirwin and Margaret Kirwin
- b. Trustee: William L. Sisemore
- c. Beneficiary: Certified Mortgage Company

2. The legal description of the property covered by the subject Trust Deed is:

Lot 13, Block 2, Tract No. 1088, Known as
FERNDAL, in the County of Klamath, State of
Oregon.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:
Book: M-82; Page: 3573; Dated: March 22, 1982.

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installment payments of \$97.50 each which were due and payable on September 22, October 22, November 22, December 22, 1984 and January 22, 1985.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$6,000.00 plus interest thereon at the rate of 19.5% per annum from August 22, 1984 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:15 A.M. on the 11th day of June, 1985 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any

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person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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.

William M. Ganong
William M. Ganong

STATE OF OREGON)
) SS
County of Klamath)

Personally appeared this 6 day of February, 1985, the above named William M. Ganong, Successor Trustee, and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL) Betty Ganong
BETTY GANONG
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES APRIL 19, 1987

Betty Ganong
Notary Public for Oregon
My commission expires: 4-19-87

After Recording Return to:
William M. Ganong
1151 Pine Street
Klamath Falls, OR 97601

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

on this 6th day of February A.D. 19 85
at 2:42 o'clock P M, and duly
recorded in Vol. M85 of Mortgages
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EVELYN BIEHN, County Clerk
By [Signature] Deputy

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