

45828

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## NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by RICHARD C. BEESLEY

WILLIAM L. SISEMORE, as grantor, to  
 in favor of MICHAEL L. BRANT, Conservator for JEFFREY M. BRANT, as trustee,  
 dated May 8, 1978, recorded May 8, 1978, as beneficiary,  
Klamath County, Oregon, in book 2247 Volume No. M-78, in the mortgage records of  
 the title instrument, or recording jurisdiction No. XXXXXX (indicate which), at page 9365,  
 property situated in said county and state, to-wit:

The  $S\frac{1}{2}N\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ ; the  $N\frac{1}{2}S\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$  and the  $N\frac{1}{2}S\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ , Section 21, Township  
 36 South, Range 9 East of the Willamette Meridian, 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 has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action 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:

Quarterly installments of interest due for the Quarters of September 20, 1983, December 20, 1983, March 20, 1984, June 20, 1984, September 20, 1984 and December 20, 1984 in the amounts of \$341.25 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:  
 \$7,000.00 plus interest and late charges, thereon from June 20, 1983 at the rate of NINETEEN and ONE-HALF (19.5%) PER CENT per annum until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed of Trust.

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 10:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on June 17, 1985, at the following place: Front Steps of the Klamath County Courthouse 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.

RECORDED FEB 11 1985  
 AT 3:48 PM

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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

Leon J. Berning  
14038 Dominic Road

Mt. Angel, Oregon 97362

Beneficiary in Second Trust Deed

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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 person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: February 4, 1985

Successor

Trustee

~~Beneficiary~~~~(State or other)~~

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

STATE OF OREGON,

County of

ss.

The foregoing instrument was acknowledged before  
me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

(ORS 194.570)

STATE OF OREGON, County of Coos

ss.

The foregoing instrument was acknowledged before me this  
Feb. 4, 1985, by SANDRA K. DAVIS

~~XXXXXXXXXX~~

Assistant

Secretary of

ESTI TITLE &amp; ESCROW, INC.

dba Coos County Title &amp; Escrow Co.

a Oregon

corporation, on behalf of the corporation

Notary Public for Oregon

(SEAL)

Notary Public for Oregon

My commission expires:

My commission expires: 8-1986

# NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 844)

STEVEN'S-NEES LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Richard C. Beesley

Grantor

To  
William L. Sisemore

Trustee

AFTER RECORDING RETURN TO

Coos County Title &amp; Escrow Co.

P. O. Box 907

Coos Bay, Oregon 97420

15-85-2

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$9.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-  
ment was received for record on the  
11th day of February, 1985,  
at 3:48 o'clock P.M., and recorded  
in book/reel/volume No. M85 on  
page 2178 or as fee/file/instrument/  
microfilm/reception No. 45828.

Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By

Deputy

