

Klamath Falls 04 31907

1987 24

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46781

WILLIAM T. SISEMORE

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by MICHAEL W. WILSON and LINDA M. WILSON,
husband and wife,
WILLIAM SISEMORE, as grantor, to

in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as trustee,
 dated May 4, 1979, recorded May 7, 1979, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M79 at page 10377, as

beneficiary, covering the following described real
 property situated in said county and state, to-wit: A tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Town-
 ship 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more par-
 ticularly described as follows:

Beginning at an iron pin which lies North 89°40' East along the forty line a distance
 of 30.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street
 of Altamont Acres, which point of intersection is also the Southwest corner of the NE $\frac{1}{4}$
 of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and
 running thence; continuing North 89°40' East a distance of 490.00 feet to an iron pin;
 thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West
 a distance of 490.00 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet,
 more or less, to the point of beginning.

EXCEPTING THEREFROM the Easterly 245.00 feet as measured along the Northerly boundary
 and the Southerly boundary as conveyed in Warranty Deed recorded in Vol. M81, page 16150,
 Microfilm Records of Klamath County, 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:

\$442.00 due August 1, 1984, and a like amount due on the 1st day of
each month thereafter until January 1, 1985.

\$476.00 due January 1, 1985, and a like amount due on the 1st day of
each month thereafter.

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:

\$41,184.98, plus interest and late charges.

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 prop-
 erty 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 pro-
 vided 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 July 26, 1985, at the following place: Room 204, 540 Main
Street 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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9.00

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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
Occupants 3351 Crest, Klamath Falls, Oregon 97603	

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: March 12, 1985

Trustee	Beneficiary	(State which)
STATE OF OREGON, County of Klamath	STATE OF OREGON, County of Klamath	ss.

Personally appeared the above named William L. Sisemore

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

Before me, Notary Public for Oregon, My commission expires: 2-5-89

Before me, Notary Public for Oregon, My commission expires:

NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 884)

Re: Trust Deed From Grantor To Trustee

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of March, 1985 at 8:45 o'clock A.M., and recorded in book/reel/volume No. N85 on page 3710 or as fee/file/instrument/microfilm/reception No. 46781

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. M. Deputy

AFTER RECORDING RETURN TO William L. Sisemore 540 Main St., Klamath Falls, Or. 97601

Fee: \$9.00