

48487

TRUSTEE'S NOTICE OF SALE

Vol. M85 Page 6754

Reference is made to that certain trust deed made by WILLIAM S. SNYDER

WILLIAM L. SISEMORE, as grantor, to
in favor of CERTIFIED MORTGAGE COMPANY, an Oregon Corporation, as trustee,
dated October 3, 1983, recorded October 4, 1983, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M-83 at page 17035
fee/file/instrument/microfilm/reception No. 29034 (indicate which), covering the following described real
property situated in said county and state, to-wit:
Lots 7A and 7B in Block 5, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured
by said trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes;
the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

February 3, 1985, March 3, 1985, April 3, 1985 and May 3, 1985 payments of \$201.02
each on Trust Deed and Installment Note, with interest at 16% per annum from due dates,
plus late charges, real property taxes, and insurance due on the above-described property.

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:

\$11,324.64 balance due and owing, plus accrued interest at 16% per annum from Janu-
ary 3, 1985, late charges, unpaid real property taxes and insurance.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 16, 1985,
at the hour of 10 o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
at Law office of Glenn D. Ramirez, 514 Walnut Street
in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public
auction to the highest bidder for cash the interest in the said described real property which the grantor had or had
power to convey at the time of the execution by him of the said trust deed, together with any interest which the
grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations
thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. 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 set 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 person owing an obli-
gation, 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 6, 1985

Glenn D. Ramirez
GLENN D. RAMIREZ, Successor Trustee

State of Oregon, County of Klamath, ss:
I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that
the foregoing is a complete and exact copy of the original trustee's notice of sale.

Trustee

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to
ORS 86.740(2) or ORS 86.750(1), fill in opposite
the name and address of party to be served.

SERVE:

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for
record on the 7th day of May A.D., 1985 at 10:02 o'clock A M,
and duly recorded in Vol. M85, of Mortgages on page 6754.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: Ram Smith, Deputy

Ret: Glenn D Ramirez, Atty
514 Walnut St, KFO
CH 500

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